

No. 4 Jen T'ien His Li,
Hopei,
Tientsin, China
April 20th, 1918

My dear Mr. Church: -

The news contained in your letter of March 19th, which reached me two days ago, was surely most unexpected. George Mankin was still in comparatively young manhood, but, as I have written to his widow, if we are to judge by deeds and not by years, his life has not been a brief one; - he crowded into a short compass of time much more than many others get into their three score years and ten.

It was very kind of you to send me such prompt word and offer your services to look after my interests in Falls Church.

My property there George had already placed under the care of your firm, as I understand, and, so far as I knew, there are no very pressing matters of any considerable importance in need of immediate attention. The rentals of the home place have to be collected regularly and all surpluses above necessary expenditures placed to credit of my account in the Falls Church Bank. You will kindly retain enough from rentals or other sources when necessary to meet taxes, insurance, et. And see that all such bills are promptly paid and that receipts for same are sent to me, also please let me know from time to time what has been deposited to my account.

Any urgent repairs or expenditure for upkeep of property might be made without consulting me, but large expenditures I should like to know of beforehand. Kindly look around a bit and let me know what you think is in need of attention. Perhaps the house roof needs painting or repairing: if so, and there are or will be sufficient funds available, better have it done. The privet hedge should surely have been trimmed this spring, but it will be too late in the season to attend to that when this reaches you.

As I understand the arrangement with the present tenant, the farm proper is left quite free for renting or letting out on share basis for cultivation: In these strenuous times it seems to be considered almost criminal to let anything go to waste or to let a good place lie fallow. If George had made no arrangements for having the place put under cultivation and it is not too late when this reaches you, something might be attempted along that line. You will, of course, treat all monies collected from products of the place on the same basis as rentals and take out the regular commission and credit me with the balance.

I believe there was something still uncollected from last years farming; perhaps you can find out how much of that is collectable and who has not paid up. Some payments may have to be deferred, as one party like Lester Brent has been drafted for the army.

There are probably a number of minor matters which I will have to refresh my memory on by taking another glance over George's reports and you may discover something from the papers George left in your office.

If any matters of legal nature arise, please notify my attorney, Mr. E. Hilton Jackson, whose offices are in the Columbian Building in Washington City.

You will probably find among George's papers some record of uncollected bills and notes, - I don't recall them all now, -which it would be well to clear up as soon as possible.

With very best regards to you and all your family, I am
Very Sincerely,
Percy B. Tripp

Source: Mary Riley Styles Library
History Room
"Tripp, Percy B."-hanging file