

31 Oct: 1808

Enclosure

Sir

Having attentively considered the nature of your claim on the Estate of Geo. King and ascertained as well as we could the value of the property in Brighton Place & Bond Street of which he had granted you two Leases we thought it would be most for your Interest to consider the Leases as a pledge or collateral Security for the money you had advanced to King and not as upon the face of them they purported to be absolute conveyances to you of King's Interest in the Buildings for the terms respectively granted. By adopting the first method we should have put you in a Situation to require the Commissioners under the Bankruptcy to order a Sale of the Leases before them & the money produced by such Sale would have been applied towards payment of the sum King had received of you & if any thing still remained due to you that amount you would have been entitled to prove as a Debt under the Commission. He had received a Dividend thereon equally with the other creditors King did not surrender under the Commission till the 8th Oct when we attended the Commission & examined King as to the nature of your claim on him & the securities you had received. We were very sorry to learn from him that notwithstanding the Lease to you of the Houses in Brighton Place he had granted a similar Lease to some other person for a full & valuable consideration & that such other person was in possession ~~of the houses~~ ~~that the lease mentioned in the lease~~ ~~you had received~~ ~~was not a lease~~ ~~of the houses~~ ~~in Brighton Place~~. With respect to these houses therefore we could do nothing. It remains to be seen what the title of the Person who is in possession of them & proper steps shall be immediately taken for that purpose. As to those in Bond Street we obtained an order from the Commissioners for their sale & Saturday last was the day appointed for the purpose, when a Mr. Robinson attended and stated that King had in consideration of the sum of £1000 sold these houses to him & that he should insist on his right to them and as this claim was calculated to excite alarm in the minds of any persons who might otherwise have been disposed to bid for them we thought it right to postpone the sale till it could be ascertained whether you or him would be entitled to their produce. We are assured by persons well informed in respect to the value of property that these fifteen Tenements in the unfinished state in which they are in & built on with a Ground rent

of £1 a Year each are worth little or nothing. If Roberson
should drive you to a Court of Law to assert your right
to them we must question if it would be worth your while
to incur the risk of having to pay costs. We will however
do the best we can for you but the prospect of obtaining
much towards the liquidation of your demand is by no
means flattering. If you should at last be obliged to
come in as a creditor under the Estate we fear that holds
an equally hopeless prospect for the Assignees assure
that it will not pay sixpence in the pound. We cannot
extremely that you should have placed your confidence
in a person so utterly unworthy of it. There are many
Persons in the same predicament as your self indeed
this Mr King appears to have defrauded every one with
whom he has had any dealings. When we can give you
any further information we will write to you again
I remain in the meantime

Sir

Your Obedt. Servt.

(signed)

Alcock, Boswell & Cornes.

W. Hamilton Finney

London. 11th Nov. 1788


Sir

We duly received your Letter
of the 4th Sep. but as we do not like to advance
money in the way you proposed we did not reply
so soon. and again we were in hopes that the affair
of King would come to an issue & be productive of
something for you. but unfortunately we are grievously
disappointed as you will find by the above which is a
copy of Messrs Alcock Boswell & Cornes Letter to us
on your business. — Those Gentlemen tell us that
King has sold every thing he had 2 or 3 times over
& the Original Deeds of those Houses &c. on which you
advanced your Money are in the Hand of other persons
which of course claim in Preference to you and

renders it very doubtfull whether you ever get any
 thing or not - When you advanced your money
 it was the Duty of your solicitor to see that your
 was made secure and with a good title - but on
 investigation before the Commissioners it appears
 your Interest has been over looked & you are not secured

There perhaps never was an instance when so
 much infamous conduct has been practised not
 only to you but to many others, and we are at a
 loss how to act for fear of involving you in heavy
 & uncertain expence - We wish you could make
 it convenient to come here to judge for yourself

We are Sir Your Obedt Servt

John Green 

Mr. James O. James

Care of James O. O. O.