

‘ if the Heirs would permit him to remain in possession until his death the whole estate in London and Warwickshire should go to the heirs, as this was a virtual acknowledgment that *he* was not the rightful owner. I consented, as the document he proposed giving was important. On obtaining same (at that interview) I told him I would submit it to the heirs for their action, and thus closed a painful interview.

My object in narrating the foregoing is to show how much can be accomplished by dint of personal effort ; and in this connection I would remark that the essential points in prosecuting a search, such as you have in hand, are the following : avoid all lawyers, fortune-hunters, men who play upon the cupidity, anxiety and other feelings of those seeking properties, for the reason that they will take your case, make a great show of doing nothing, draw largely for expenses, never disbursed, write rose-colored letters having no foundation, and keep the heirs in a continued state of hope and despair, culminating at last in disgust. Beware of all such, for they are all the same in my experience. Employ no one (however highly recommended) not personally known to you for this reason : all men have their price, and if the persons in possession *can* they will buy whoever you send, and they will then come and tell you that their case is hopeless, which is the truth probably, they themselves having made it so by their want of honor and principle.

Secure the services of some gentleman interested in the matter—a man of ability to handle the business, resolute, quietly determined to pursue