

*German
dependants.*

IN THE
CIRCUIT COURT OF
BALTIMORE CITY.

*254
2/19/53*

SANDY MOODY et al

vs.

BENJAMIN M. JOHNSON et al.

BILL OF COMPLAINT.

S-Order

Mr. Clerk: - *12153*

Please file.

(3)
Milton Dashiell

George J. Fournoff

Solicitors for Plaintiffs

MILTON DASHIELL
8 E. Lexington Street
Baltimore, Md.

*Filed 17 May 1953
10-11-53*

*Copies of the within Order of Court served on
Benjamin M. Johnson, George A. Philips, Parker P. Newark and
Leora A. East on the 17th day of May 1923 in the presence of George B. Thornton.
Also Copies of the within Order of Court served on Thomas H. Brown
and Henry A. Ains on the 19th day of May 1923 in the presence of John S. Kelly.
Also Copy of the within Order of Court served on Joshua H. & B. Duvall
on the 21st day of May 1923 in the presence of George Penn
Also Copy of the within Order of Court served on Augustus Gray
on the 21st day of May 1923 in the presence of Alexine P. Nitch*

Thomas H. McKeethy

Filed \$4.00

Sherriff

SANDY MOODY,
JOSEPH HATCHETT,
HUGH SMITH and
AGNES BUTLER,

vs.

BENJAMIN M. JOHNSON,
THOMAS F. BROWN, *SD 5/19/23 (10)*
AUGUSTUS GRAY,
JOEL A. PHILIPS,
PARKER R. STEWART,
JOSHUA F.L.G. Duvall,
HENRY A. FINE and *SD 3/10/23 (10)*
CORA F. EARLE.

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IN THE

CIRCUIT COURT

OF

BALTIMORE CITY.

TO THE HONORABLE, THE JUDGE OF SAID COURT.

Your orators, complaining, say:-

I.

That the defendants are members and the Board of Directors of the Universal Negro Improvement Association Baltimore Division No. 72, Incorporated, and that said corporation has its principal office at No. 1432 Pennsylvania Avenue, Baltimore, Maryland.

II.

That said association was incorporated on the 20th. day of June, 1922 as a social, friendly, humanitarian, charitable, educational, industrial, constructive and expansive society, founded by persons desiring to work for the general uplift of the Negro peoples of the World, without capital stock, and that your orators are members thereof.

III.

That on or about the 25th. day of January, 1923, the above named defendants, some of whom were on the board of Directors under the original Charter, proposed an amendment to said Charter, and as a result thereof on or about the day aforesaid, at a meeting duly called and held at their principal office at Baltimore, Maryland, the said defendants by conspiracy and connivance, fraudulently induced your orators, as well as other members of said association, to contribute various sums of money with the

understanding that they would issue stock, to be created through said amendment, of said association, to all those members who had previously advanced or loaned money to it and also those who were so induced to outlay money at this meeting.

IV.

That as a result of said meeting the defendants, and also Sandy Moody, one of these complainants, were elected the Board of Directors of said association and by further conspiring and conniving they, the said defendants, framed a section of said Amendment to read as follows, That a new section to said Articles of Incorporation be added to follow section 6 therein and to be known as Section 7 which is as follows, The Board of Directors of said corporation shall have the power by law duly enacted by them to prescribe the qualifications entitling members of the corporation to vote at any special or annual meeting of the corporation. That through said section the defendants are conducting said association in a manner detrimental to its members, are dissipating its assets, and as a whole are conducting the affairs of said association in a manner totally inconsistent with the Charter and Amendment of said association.

V.

That the monies received from the members as aforesaid was to be used to purchase the properties Nos. 1430, 1432 and 1434 Pennsylvania Avenue, Baltimore, Maryland, which properties were to be used for association purposes, and that the stock which was to be issued by said association was to represent the holders interest in said properties. That said properties were purchased with money advanced by your orators and also other members of said association, since which time the defendants have rented out various portions of said properties to several tenants, and that the rents derived from said tenants were to be applied towards the purchase price of said properties, but that the defendants refuse to explain or account with your orators and other members of said association for the same.

VI.

That the amendment to said Charter was filed on or about the 25th. day of January, 1923.

VII.

That your orators aver that no stock of said association was ever issued to a member, but instead they were given a debenture bond or note for the money advanced which bonds or notes mature five years from date thereof, and your orators aver that said Board of Directors are negotiating for the sale of said properties and that they will proceed with said sale, receive the proceeds of the same and apply said proceeds to their own use thereby depriving your orators, as well as other members of said association, of any and all security for their money used to acquire said property, unless they are restrained and enjoined from so doing by this Court.

VIII.

That the defendants are incapable of properly conducting the affairs of said association and that they will continue to hold and conduct the meetings of said association to the detriment, prejudice and injury of your orators and other members of said association, that they will harass, intimidate or in some manner interfere with and prevent your orators from attending said meetings unless they are restrained by this Court from so doing.

Wherefore your orators pray:-

(a). That the said defendants may make a full and true discovery, under oath, of the exact amount of money received by them, or either of them, for or on account of the Universal Negro Improvement Association Baltimore Division No. 72, Incorporated.

(b). That said defendants may be restrained and enjoined from selling, incumbering, transferring or in any manner disposing of the properties Nos. 1430, 1432 and 1434 Pennsylvania Avenue, Baltimore, Maryland.

(c). That said defendants may be restrained and enjoined from further holding their meetings at No. 1430, 1432 and 1434 Pennsylvania Avenue, Baltimore, Maryland, until the further order of this Court.

(d). That your orators may have such other and further relief as their case may require.

May it please your Honor to grant unto your orators the writ of subpoena, directed to the said Benjamin M. Johnson, Thomas F. Brown, Augustus Gray, Joel A. Philips, Parker R. Stewart, Joshua F.L.G. Duvall, Henry A. Fine and Cora F. Earle, all residing in Baltimore City, Maryland, commanding them to be and appear in this court at some certain day, to be named therein, and answer the premises and abide by and perform such decree as may be passed therein.

And as in duty bound &c.

Milton Washell

George J. Tomoff

Solicitors for Plaintiffs.

ORDERED by the Circuit Court of Baltimore City, this 17th day of May, 1923, that the said defendants, Benjamin M. Johnson, Thomas F. Brown, Augustus Gray, Joel A. Philips, Parker R. Stewart, Joshua F.L.G. Duvall, Henry A. Fine and Cora E. Earle, make a full and true discovery, under oath, of the exact amount of money received by them, or either of them, for or on account of the Universal Negro Improvement Association Baltimore Division No. 72, Incorporated, ~~provided~~ unless cause to the contrary be shown on or before the 28th day of May, 1923, provided a copy of this order be served on each of said defendants on or before the 24th day of

May, 1923; and it is hereby further ordered by said Court that said defendants be restrained and enjoined from selling, incumbering, transferring or in any manner disposing of the properties Nos. 1430, 1432 and 1434 Pennsylvania Avenue, Baltimore, Maryland, and also from holding and conducting any meeting of said association upon said premises, until the

~~further order of this Court.~~ *unless cause to the contrary be shown on or before the 28th day of May, 1923, provided a copy of this order be served on said defendants on or before the 24th day of May, 1923*

Henry Duff
.....

294

1923 A

Ct. Ct.

Docket No. 63

Sandy Moody, et al.

vs.

Benjamin M. Johnson, et al.

SUBPOENA TO ANSWER BILL OF COMPLAINT

No. 12153

(2)

Filed 28th May 1923

Milton Dashiell

George L. Fornoff

SOLICITORS

14-10-11-8-13

Summoned Answer and a copy of the Process

Left with each defendant

Phonetic
Stally
Nitech
Bunn

Shen \$640

(Phonetic
Stally
Nitech
Bunn)

EQUITY SUBPOENA

The State of Maryland

DP 7/7/23 = 14 Benjamin M. Johnson
 DP 5/19-20 = 10 Thomas F. Brown
 DP 5/21-23 = 11 Augustus Gray
 DP 7/7/23 = 14 Joel A. Philips
 DP 7/7/23 = 14 Parker R. Stewart
 DP 5/21/23 = 8 Joshua F.L.G. Duvall
 DP 5/21/23 = 10 Henry A. Fine
 DP 5/17/23 = 14 Cora F. Earle

#1105 N. Carrollton Ave
 519 W. Lancaster St. DP 5/19/23 (10)
 1909 W. Guilford St.
 624 Bruce St.
 1545 Argyle Ave.
 #318 Sharp St. DP 5/19/23 (10)
 1331 Division St.
 #710 N. Mosher St.

of Baltimore City, Greeting:

WE COMMAND AND ENJOIN YOU, That all excuses set aside, you do within the time limited by law beginning on the second Monday of **June** next cause an appearance to be entered for you and your answer to be filed to the complaint of **Sandy Moody, et al.**

against you exhibited in the Circuit Court of Baltimore City, HEREOF fail not, as you will answer the contrary at your peril:

WITNESS, the Honorable JAMES P. GORTER, Chief Judge of the Supreme Bench of Baltimore City, the **14** day of **May** 192**3**
 Issued the **17th** day of **May**, in the year 192**3**

Chas R Whitford Clerk.

MEMORANDUM: You are required to file your answer or other defense in the Clerk's Office, room 206, in the Court House, Baltimore City, within fifteen days after return day.

(General Equity Rules 11.)

In the
Circuit Court
of Baltimore
City

54
1953

Sandy Moody
et al
vs
Benjamin M. Johnson
et al

Answer of Respondents

Mr Clerk:
Please file.

Warner M. Quinn
Solicitor for Respondents

212153
(4)

June 1 1953

Sandy Moody
 Joseph Hatchett
 Hugh Smith
 and
 Agnes Butler

vs

Benjamin M. Johnson
 Thomas F. Brown
 Augustus Gray
 Joel A. Phillips
 Parker R. Stewart
 Joshua F. L.G. Duvall
 Henry A. Fine
 and
 Cora F. Earle

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IN THE

CIRCUIT COURT

of

BALTIMORE CITY

To the Honorable, the Judge of said Court:

Your respondents suggest, to your Honor that since the filing of the bill in this case one of the respondents, Joel A. Phillips has died having departed this life on the *26th* day of May 1923.

The answer of Benjamin M. Johnson, Thomas F. Brown, Augustus Gray, Parker R. Stewart, Joshua F. L. G. Duvall, Henry A. Fine and Cora F. Earle and each of them to the Bill of Complaint in this Honorable Court exhibited against them say:

- I. That they and each of them admit the averments contained in paragraphs numbered one (1) and two (2) of said bill of complaint.

2. Answering paragraph numbered three (3) of said Bill, your respondents and each of them aver that on about the 24th day of January, in the year 1922, at a regular meeting of the Universal Negro Improvement Association Baltimore Division No. 72 Incorporated, a body corporate, duly called according

2.

to law, the said body corporate adopted, by a two third vote of the members present, the whole membership having been duly warned according to law of the nature and purpose of the said meeting, certain resolutions which had been adopted by the then Board of Directors proposing to said body corporate the advisability of amending the Charter of said body corporate; that after said action, the Charter of said body corporate was formally and legally amended, certified copies of said Resolutions of said Board of Directors and of said amended Charter are herewith filed, marked and prayed to be taken as a part of this bill and designated respondents Exhibits "A " and "B." Your respondents denies absolutely that they or either of them by conspiracy and connivance fraudulently induced the complainants to contribute any sum or sums of money with the understanding that they would issue stock, to be created through said amendment of said corporate association to all those members who had previously advanced or loaned money to it and also those who were so induced to outlay money at the meeting, on the contrary, your respondents say that it was not only the general understanding that Certificates of Credit were to be issued by the said body corporate to all those members who had advanced money to said body corporate but by motion, at a regular meeting held on the 13th day of September, 1922 the said body corporate adopted a resolution that Certificates of Credit be given to all subscribers of the building fund and that at a subsequent meeting of said body corporate held on the 20th day of September 1922, Cora B. Earle and Henry A. Fine, two of the respondents herein were appointed a committee to procure the necessary papers for issuing said Certificates of Credit. Your re-

3.

spondents say that the said Certificates of Credit were not procured nor issued at that time because they were advised by counsel that it would be necessary to amend the Charter of said body corporate to enable them legally to do so and that the action of said body corporate in amending its Charter was ordered to comply with said advice. And your respondents say that after the amendment of said Charter and in accordance with said general understanding and resolutions, Certificates of Credit were issued to all members who had advanced any sum or sums of money to said body-corporate.

3. Answering section four of said bill, your respondents admit that the amended Charter did give the Board of Directors of said body corporate the power, by By-Law duly enacted, to prescribe the qualifications entitling members of the corporation to vote at any special or annual meeting of the corporation, but they and each of them deny that it became a part of the amended Charter by any conspiracy or conniving on their part. Your respondents say that the reason for said provision of the Charter as stated, at the time the vote was taken by said body-corporate, was that as said corporation had no capital stock, each member would be entitled to one vote in its meetings, and as many of the members had not contributed any thing to the building fund, it was not thought equitable, that the non-contributing members should be on the same footing in voting for the Board of Directors as the contributing members. Your respondents further say that although the Charter as amended confers the power upon its Board of Directors, of prescribing the voting qualification:

4.

as aforesaid by by-law that the said Board of Directors have not enacted any such by-law or exercised said power. Your respondents deny absolutely that they are dissipating the assets of the said body corporate or conducting its affairs in a manner inconsistent with its Charter or the Amendment thereto.

4. Your respondents admit that the monies received from the members of said body corporate was to be used to purchase the properties No I430-I432-I434 Pennsylvania avenue in Baltimore City, Maryland and that said properties were to be used for association purposes, but they and each of them deny that any stock was to issue to contributing members to represent their contributions on account of said purchase price. Your respondents ^{say} that the Board of Directors have rented out various portions of said properties, but aver that the said Board have applied the proceeds from said rentals to the payment of dues, charges and interest to the Building Association which holds a large mortgage upon said properties. Your respondents further say that the said Board of Directors have made regular accounts of the monies which have come into their hands and explicit statements of the manner of handling the business of said body corporate.
5. Your respondents say that the amendment to the said Charter was ^{filed} on the 26th day of February 1923.
6. Answering paragraph seventh of said bill, the respondents say that no stock was ever issued of said body-corporate for the reasons fully hereinbefore stated in their answer and they admit that Certificates of Credit or debentures

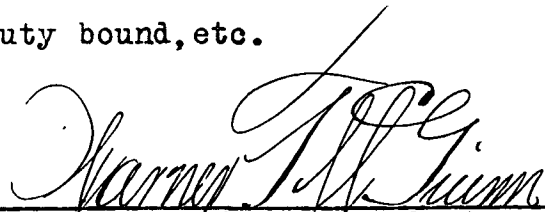
5.

have been issued for monies advanced by the members of said Association in compliance with the resolutions of said Association and the Charter thereof. Your respondents deny that they are negotiating for the sale of the properties aforesaid; that in financing said properties, it became necessary in addition to the amount of money borrowed from said Building Association, to borrow a large sum from one Harry O. Wilson to whom by consent of said body corporate title to said properties was given and that the interest of the said body corporate is an equitable interest only and represented by a Declaration of Trust, all of which will more fully appear from copies of said instruments which are herewith filed and marked respondents' exhibits " C" and "D".

7. Answering paragraph eight of said bill, your respondents deny that they are incapable of conducting the affairs of said Association or that they are conducting meetings to the detriment, prejudice and injury of the said Association or its members or that they have or will interfere with or harass, in any manner, the complainants in their right to participate in the meetings and affairs of said body corporate.

fully
Having answered said bill, these defendants pray to be hence dismissed with their costs of suit.

And as in duty bound, etc.



Solicitor for Respondents

Benjamin M. Johnson

Thomas F. Brown

Augustus Gray

Parker R. Stewart

Joshua F. L. G. Duvall

Henry A. Fine

Cora B. Earle

State of Maryland, City of Baltimore, to wit:

I hereby certify that on this 31st day, of May 1923 before me, the subscriber, a Notary Public of the State of Maryland, in and for the City of Baltimore personally appeared Benjamin M. Johnson, Thomas F. Brown, Augustus Gray, Parker R. Stewart, Joshua F. L. G. Duvall, Henry A. Fine and Cora B. Earle and severally made oath in due form of law that the matters and facts stated and setforth in the foregoing answer are true to the best of their knowledge and belief.

As witness my hand and Notarial Seal.

Sadie E. Carter.
NOTARY PUBLIC

In the
Circuit Court
of
Baltimore City.

Sandy Moody
et al
vs
Benjamin Johnson
et al
Respondents Exhibit
" A "

Mr Clerk:
Please file.

Warren T. Givens

Solicitor for Respondents

*a12153
L5)*

J. 1 June 1953

Liberty Hall
Baltimore, Md.
January 24, 1923.

Baltimore Division # 72 U. N. I. A. and A. C. L. met on above date with the president in the chair. The meeting was opened with singing and prayer.

Minutes of the last meeting were read and approved.

A copy of letter sent to New York applying for a loan or requesting an investment in this hall was read by the executive secretary.

The president explained that the meeting was specially called to consider a proposed change in the Charter of Baltimore Division # 72 U. N. I. A. Inc.

A copy of document as prepared by Attorney Mr. McGuinn was read by Secty' Mr. Cuffie after which Mr. McGuinn read the document and explained same.

Mr. McGuinn moved that the amendment be adopted. Mr. B. M. Johnson seconded the motion.

Mr. Rankin stated after the motion was adopted that while he did not want to contest the motion he did not think it was fair for the 3 additional members to the board of directors not to be elected by this body. Mr. McGuinn replied that the proceeding was perfectly legal, as the amendment was adopted by the body.

The vote on the adoption of the Amendment to the Charter was thirty three in the affirmative and twelve in the negative.

Mr. Dan Moody requested the reading of the article bearing on the defense fund of Dyer and Shakespeare.

After a slight protest from the president the article was read by Mr. Rankin, and a contribution was taken.

2.

The following are those who contributed:

Mr. Rankin	\$1.00
Mr. Dan Moody	\$1.00
Mr. Jackson	\$1.00
Dr. B. F. Black	\$1.00
Mrs. Spence	.50
Mr. Spence	.50
Mrs. M. P. Smith	\$1.00
Mrs. C. Robinson	\$1.00
Mrs. Louisa Skinner	\$1.00
Mr. Butler	\$1.00

The meeting closed with benediction by Mr. Dan Moody.

Collection of the Evening were:

Defense Fund	\$10.00
Stoves	\$2.00
Dues	11.50
Constitution	.25
Buttons	.15
Joining Fee	<u>.25</u>
Total	\$24.15

Respectfully Submitted

S. J. Campbell Secty

Mr. Wm R. Kelly Pres.

McGuinn

SUPERIOR COURT

of BALTIMORE CITY

Land Record Department

ROOM 310

STEPHEN C. LITTLE

Clerk

COPY

FROM

Universal Negro Improvement Association
Baltimore Division No 72 Incorporated

IN

Articles of Amendment

S C L No. 89 Fol. 322 & c
Liber.....No.....Fol.....

Amount 4.00 Exd. *K.C.M.*

Paid *Paid*

*In the bk of
Baltimore City
1953
Sandy Moody et al
vs
Benjamin M Johnson
et al*

*Respondents Exhibit
"B"
Mr Clerk: Please
file.
Warner Hill Sum
Atty for Respondents*

*212153
(6)*

Pa. 1 June 1953

Universal Negro Improvement
Association Baltimore Division
No 72 Incorporated
Articles of Amendment

} Universal Negro Improvement Associa
tion Baltimore Division No 72 Incor
porated
} Articles of Amendment

This is to certify

First That the Board of Directors of Universal Negro Improvement Association Baltimore Division No 72 Incorporated a Maryland Corporation having its principal Office in Baltimore City in the State of Maryland at a meeting duly called and held on the 16 day of December 1922 adopted the following resolutions

Resolved 1 That it is advisable to amend the Charter of the Corporation by adding a new section to the Articles of Incorporation to follow section three (3) of said Articles of Incorporation and to be known as Section 3A which as follows

(a) To borrow money to issue bonds debentures notes and obligations secured and unsecured of the Corporation from time to time for monies borrowed or in payment for property acquired or for any of the other objects or purposes of the Corporation or for any of the objects of its business in the manner provided by law to secure the same ^{by} Mortgage or Mortgages or by Deed or Deeds of Trust or pledge or other lien upon any or all of the property rights, contracts instalment sale contracts privileges or franchises of the Corporation wheresoever situate acquired or to be acquired

(b) That Section six (6) of said Articles of Incorporation to be amended by increasing the number of Directors to Nine (9) persons so that the said Section will read as follows

That the affairs of the said Corporation shall be managed by a Board of Nine Directors and that Benjamin M Johnson Thomas F Brown Sandy Moody Augustus Gray Joel A Philips Parker R Stewart Joshua F L G Duvall Henry A Fine and Cora F Earle are the names of the persons who shall act as such Directors until the first annual meeting of the members of said Corporation or until their successors are duly elected and qualified

(c) That a new Section to said Articles of Incorporation be added to follow Section Six (6) therein and to be known as Section 7 which is as follows The Board of Directors of said Corporation shall have the power by By Law duly enacted by them to prescribe the qualifications entitling members of the Corporation to vote at any special or annual meeting

of the Corporation

(d) That Section numbered four of said Articles of Incorporation be amended as follows That the name of Benjamin M Johnson whose address is No 1105 N Carrollton Avenue be substituted for the name of Roland Colby to act as Resident Agent of said Corporation is a Citizen of the City of Baltimore in the State of Maryland

(e) That a meeting of the members (there being no capital stock) of the said Corporation to take action upon the amendments advised as afore said be and the same is hereby called to convene at the principal Office of the Corporation in the City of Baltimore in the State of Maryland on Wednesday the 24th day of January 1923 at eight o'clock P M

Second That the meeting of the members of the Corpora called by the Board of Directors of the Corporation as aforesaid and duly warned in the manner provided in Section 15 of Article 23 was held on Wednesday the 24th day of January 1923 at eight o'clock P M and at said meeting the members of said Corporation by the affirmative votes of two thirds of those entitled to vote duly adopted the Amendments of the Charter of the Corporation advised by the Board of Directors as aforesaid

IN WITNESS WHEREOF UNIVERSAL NEGRO IMPROVEMENT ASSOCIATION BALTIMORE DIVISION NO 72 has caused these presents to be signed in its name by its President and its Corporate seal to be hereto affixed and attested by its Secretary on the 25th day of January 1923

Attest (Univ'l Improv) Universal Negro Improvement Association
Arthur Cuffie (Ass'n Inc June) Baltimore Division No 72 Incorporated
Secretary (20th 1922 Bal) By William R Kelly
(to Division No) President
(72 Inc)

STATE OF MARYLAND CITY OF BALTIMORE TO WIT THIS IS TO CERTIFY that on the 25th day of January 1923 before me the subscriber a Notary Public of the State of Maryland in and for the City of Baltimore personally appeared William R Kelly President of Universal Negro Improvement Association Baltimore Division No 72 Incorporated a Maryland Corporation and acknowledged the foregoing Articles of Amendment to be the Corporate Act of said Corporation and at the same time personally appeared Arthur Cuffie and members of made oath in due form of law that he was secretary of the meeting of the Corporation at which the Amendment was adopted and that the matters and facts set forth in said Articles of Amendment are true to the best of his knowledge information and belief

WITNESS my hand and Notarial Seal the day and year last above written

(Notarial Seal) C Marcellus Dorsey Notary Public

Recd for record-recorded & exd Feb 26 1923 at 12.25 o'clock P M
Stephen C Little Clerk

I Hereby Certify that the foregoing is a True Copy taken from Liber S C L
No 89 folio 322 &c one of the Charter Records of Baltimore City

In Testimony Whereof I hereto set my
hand and affix this seal of the Super
ior Court of Baltimore City on this
the 21st day of May A. D. 1923

Stephen C. Little

Clerk of the Superior Court of
Baltimore City

CIRCUIT COURT

204
1923

Docket No.

Sandy Moody et al
vs.

Theresa M. Johnson et al

ORDER OF APPEARANCE

Mr. Clerk

Please File

G. W. Cannon
Sol. for *defolth-*
4

No.

Filed day of 19

Sandy Moody et al

vs.

Benjamin W. Johnson et al

IN THE
Circuit Court
OF
BALTIMORE CITY

Term, 1923 -

Mr. WHITEFORD, Clerk.

Enter my appearance for Defendant &

G. W. Cannon
" Solicitor

6.
#

SUPERIOR COURT

of BALTIMORE CITY

Land Record Department

ROOM 310

STEPHEN C. LITTLE

Clerk

COPY

ASSIGNMENT

FROM

Sandy Moody

TO

Harry O Wilson

Liber S C L. No. 3875 Fol. 239 etc

Amount \$ 3.25 Exd. KYB.M.

Paid

In the City of
Baltimore City
1953

Sandy Moody et al
vs

Benjamin M Johnson
et al

Respondents' Exhibits
"C"

Mr Clerk:

Please file

Warner T. Lee

Atty for Respondent

a12153
L77

Pl. June 1953

Sandy Moody) This Deed Made this 21st day of June in the
Asst to) year one thousand nine hundred and twenty two
Harry O Wilson) by and between Sandy Moody of the City of
1-502U_S_S_Cancelled__) Baltimore in the State of Maryland of the
first part and Harry O Wilson of the same City and State of the second
part Witnesseth that in consideration of the sum of Five Dollars and
other good and valuable considerations the receipt whereof is hereby
acknowledged the said Sandy Moody doth grant and convey unto the said
Harry O Wilson his personal representatives and assigns all that lot
or parcel of ground situate in the City of Baltimore aforesaid and de
scribed as follows that is to say Beginning for the same at a point
on the southwest side of Pennsylvania Avenue at the distance of 16 feet
from the southwest corner of the said Avenue and Mosher Street and run
ning thence southeasterly and binding on the said Avenue 44 feet and
thence at right angles 141 feet or thereabouts to Wilmer Alley thence
44 feet binding on said alley and thence 141 feet or thereabouts to
the place of beginning The Improvements thereon being known as Numbers
1430-1432-1434 Pennsylvania Avenue Being the same lot of ground which
by deed dated even herewith and intended to be recorded among the Land
Records of Baltimore City immediately prior hereto was granted and as
signed by Robert Seff et al to the said grantor subject to the legal
operation and effect of a mortgage on the said property to the Liberal
Permanent Building and Loan Association to secure the sum of Twenty
seven thousand dollars Together with the buildings thereupon and the
rights alleys ways waters privileges appurtenances and advantages there
to belonging or in anywise appertaining TO HAVE AND TO HOLD the said
described ~~lot~~ ground and premises unto and to the use of the said
Harry O Wilson his personal representatives and assigns for all the
residue of the term of years yet to come and unexpired therein with the
benefit of renewal forever subject to the payment of the annual rent of
Two hundred sixty four Dollars payable half yearly on the first days of
April and October of each and every year And the said party of the first
part hereby covenant that he has not done or suffered to be done any act
matter or thing whatsoever to encumber the property hereby conveyed that
he will warrant specially the property hereby granted and that he will
execute such further assurances of the same as may be requisite Witness

the hand and seal of said grantor

Test Mianie R Moses

Sandy Moody (Seal)

STATE OF MARYLAND CITY OF BALTIMORE to wit I HEREBY CERTIFY that on this 21 st day of June in the year one thousand nine hundred and twenty two before me the suscribed a Notary Public of the State of Maryland in and for the City of Baltimere aforesaid personally appeared Sandy Moody the Grantor named in the above Deed and he acknowledged the afore going Deed to be his act AS WITNESS my haad and Notarial seal

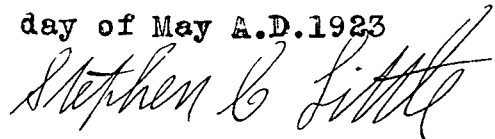
(Notarial seal) Mianie R Moses Notary Public

Recd for record -recorded & exd June 24 1922 at 1 O'clk P M

Stephen C Little Clerk

I HEREBY CERTIFY that the foregoing is a true copy taken from Liber S C L No 3875 Folio 239 etc one of the Land Records of Baltimore City

IN TESTIMONY whereof I hereto set my hand and affix the seal of the Superior Court of Baltimore City on this the 22 nd day of May A.D. 1923



Clerk of the Superior Court

of Baltimore City

In the
Circuit Court
of
Baltimore City

254
1953

Sandy Moody
et al
vs
Benjamin M. Johnson
et al

Respondents Exhibit
"D"

Mr. Clerk:

Please file

Warner T. P. Tamm

Solicitor for Respondents

212153
(8)

At. 1" June 1953

THIS DECLARATION OF TRUST, made this 21st day of June, 1922, by Sandy Moody, of the City of Baltimore, State of Maryland.

WHEREAS the Universal Negro Improvement Association, Baltimore Division No. 72, Incorporated, purchased the leasehold properties 1430-1432/¹⁴³⁴Pennsylvania Avenue, situate in the City of Baltimore.

AND WHEREAS the said body corporate paid a sum of Thirty-five hundred dollars on account of said purchase price and have this day paid an additional sum of Five Hundred dollars.

AND WHEREAS there is short in the settlement of said property the sum of One Thousand (\$1000) dollars, which was borrowed from Harry O. Wilson, of the City of Baltimore.

It was agreed by the Committee representing the said body corporate that the title to said properties- 1430-1432-1434 Pennsylvania Avenue be taken in the name of Sandy Moody, that the said Sandy Moody execute a mortgage to the Liberal Permanent Building and Loan Association, for the sum of Twenty Seven Thousand (\$27000) dollars, being the balance of the purchase money for said property, and included in said mortgage indebtedness, his own property as additional security being known as number 1423 Pennsylvania Avenue, 554 Preston Street and 1137 Shields Alley, as per agreement between the said body corporate and the owners of the said properties.

AND WHEREAS the said Harry O. Wilson demanded as security for his advance of One Thousand (\$1000) dollars, the said Sandy Moody at the request of said body corporate executed a deed to the said Harry O. Wilson, which deed is to be held in escrow until the said One Thousand (\$1000) dollars shall have been repaid.

NOW THEREFORE, the undersigned doth hereby admit that the property ~~1430~~-1432-1434 Pennsylvania Avenue was purchased for and on behalf of said Universal Negro Improvement Association, Baltimore Division, No. 72, Incorporated, and that he will at all times and at the request of the said body corporate, execute a deed for the same, provided the said body corporate will pay the said sum of One Thousand (\$1000) dollars to Harry O. Wilson, this day borrowed as aforesaid, and shall carry out and perform all the covenants, conditions and provisions contained in the mortgage dated even herewith, to the Liberal Permanent Building and Loan Association, and indemnify and save harmless the said Sandy Moody from the payment of the said Sandy Moody from the payment of the said indebtedness.

As witness my hand and seal the day and year first above written.

TEST:

Minnie R. Moses Sandy Moody (SEAL)

STATE OF MARYLAND, CITY OF BALTIMORE, to wit:-

I HEREBY CERTIFY, that on this 21st day of June, 1922, before me the subscriber, a Notary Public, of the State of Maryland, in and for the City of Baltimore, aforesaid, personally appeared Sandy Moody, and he acknowledged the foregoing Instrument to be his act.

As witness my hand and Notarial Seal.

Minnie R. Moses
Notary Public.

Milton D. Skill
Geo. F. Hornoff

54

CIRCUIT COURT

254
1923

Docket No. 63a

Serve on
Warren T. McGuinn

Sandy Moody et al
VS.

Benjamin M. Johnson et al

**PETITION AND ORDER TO
TAKE TESTIMONY UN-
DER 30th RULE**

a
No. 12153

(9)

Fd 17th July 1923

Copy of the within Petition and Order
deposited on Warren T. McGuinn
Solicitor on the 19th day of July
1923. in presence of George J. Gunn
Thomas T. McGuinn
F. 2508 24

Warren T. McGuinn

Circuit Court
INDIANAPOLIS
INDIANA

Handy Moody et al
VS.
Benjamin M. Johnson et al

IN THE
Circuit Court
OF
BALTIMORE CITY

To the Honorable the Judge of the
Circuit Court of Baltimore City:

The plaintiff in this case respectfully shows unto your Honor:

THAT he desires to examine orally, in open Court and in the presence of your Honor, certain witnesses who can testify to the facts and matters relevant to the allegations in the Bill of Complaint filed in this case.

Your petitioner therefor prays your Honor to pass an order, according to the Statutes for such case made and provided.

And as in duty bound will ever pray.

Milton Washell
George J. Fournoff
Solicitor & for Plaintiff

Upon the foregoing Petition and Application it is this 17 day of July
A. D., 19²³, Ordered that the petitioner have leave to take testimony as prayed and that the
testimony to be offered be taken as required by the 30th Rule of this Court. And it is further Ordered
that a copy of this petition and order be served on the *Defendants* or *their*
Solicitor, on or before the 27th day of *July* 19²³
Robert F. [Signature]

Ct. Ct. ~~No. 2~~ *A 254*
1923

Sander Woody et al

vs

*Benjamin M. Johnson
et al*

ORDER FOR WITNESSES

*A No. 12153
2(10)*

Filed *7* *September* 1923

Sandy Moody et al
vs.
Benjamin M. Johnson et al

IN THE
CIRCUIT COURT ~~NO. 2~~
OF
BALTIMORE CITY

Term 192

MR. CLERK.

Please issue summons for the following named witnesses to testify for the

plaintiffs in the above entitled case and make the same returnable

on Tuesday the 18th day of September 1923,

at 10 o'clock A. M.

- 3 Werner T. Mc Guire Esq. 215 St Paul St.
 - 14 Benjamin M. Johnson 105 Carrollton Ave.
- they and each of them to bring into this Court and all records, receipt papers, books and memoranda pertaining in any manner to the Universal Negro Improvement Assoc-iation of Baltimore Division No 72

Milton Washell

Solicitor for

Complainants
Charles R. Whiteford
Clerk.

Non Est.

Removed and could
not locate.

(Houston)

Circuit Court of Baltimore City

Moody et al

vs.

Sept Term, 1923

Johnson et al

Mr. A. M. Rogers 1430 Penna Ave

You are hereby summoned to attend this Court,

on Tuesday the 18th day of Sept 1923, at 10 o'clock

A. M., to testify for

Plaintiff

By order of the Court,

THOMAS F. McNULTY, Sheriff of Baltimore City

Baltimore,

Sept 17th 1923

Be punctual in attendance or you will be attached.

FLOOR 2, ROOM 214, COURT HOUSE.

Deputy No. 1 X

Ct. Ct. No. 2 *A 254*
192 *3*

Sandy Woody et al

vs.

Benjamin M. Johnson
et al.

ORDER FOR WITNESSES

A No. *12153*

(11)

Filed *17* September 192 *3*

9-17-23
#114

CIRCUIT COURT NO. 2
OF
BALTIMORE CITY

Sauky Moody et al

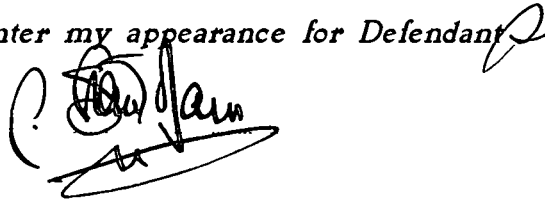
Bey. M^{vs.} Johnson et al

IN THE
Circuit Court
OF
BALTIMORE CITY

Term, 19

Mr. WHITEFORD, Clerk.

Enter my appearance for Defendant



Solicitor

254
1913
CIRCUIT COURT

Docket No. 63

Sander Moody et al
vs.

Benjamin M Johnson
et al

ORDER OF APPEARANCE

Mr. Clerk

Please File

[Signature]

Sol. for defendants.

No. 19153

Filed 26¹² day of Sept. 1913

Sturdy Moody et al
vs.
Benjamin M. Johnson et al.

IN THE
CIRCUIT COURT ~~NO. 2~~
OF
BALTIMORE CITY

Term 192

MR. CLERK.

Please issue summons for the following named witnesses to testify for the

plaintiffs in the above entitled case and make the same returnable
on *Tuesday* the *18th* day of *September* 192*3*

at 10 o'clock A. M.

- 14 Mrs. Sarah J. Golden SP 1430-32-34 Penna Ave*
- 14 Mr. Samuel Rubin SP (Rev) " " " "*
- 14 " Arthur Mason sd " " " "*
- 14 " W. A. Lewis SP " " " "*
- 14 " A. M. Rogers NE 1430 Penna Ave.*

Milton Dashiell

Solicitor for

Complainants
Chas R. Whitford
CLERK.

9-27-23
#14

54
1913 a Ct. Ct.
Docket

Woody et al

vs.

Johnson
et al.

SUMMONS FOR WITNESSES

a No. 12153
(13)

Filed 27th day of Sept. 1913

IN THE CIRCUIT COURT OF BALTIMORE CITY

September

Term, 19 *23*

The Sheriff will please summon the following witnesses,

returnable *Friday September 28, 1923* at 10 A. M.

*254
1923*

SANDY MOODY et al

vs.

BENJAMIN M. JOHNSON et al.

*
*
*
*
*
*

IN THE
CIRCUIT COURT OF
BALTIMORE CITY.

Mr. Clerk:-

Please issue summons for the following witnesses to testify for the plaintiffs in the above entitled cause and make the same returnable on ~~Tuesday~~ *Friday*, ~~September 25th~~ *28th*, 1923, at 10 o'clock A.M.

- 3-11* Warner T. McGuinn, Esq. 215 ST. Paul Place or 1911 Division Street,
 - 14* ~~Cora B. Earley~~ *sd* 710 Mosher Street,
 - 14* Benjamin M. Johnson, *sd* 1105 N. Carrollton Avenue,
- and have them bring into this Court any and all papers, records, books, or memorandums pertaining in any manner whatsoever to the Universal Negro Improvement Association Baltimore Division No 72.

*Milton Washell
George L. Fomoff.*

Solicitors for plaintiffs.

to testify for *plaintiffs*
in the case of *McGuinn et al*

vs.

Chas R. Whiteford
CLERK OF CIRCUIT COURT OF BALTIMORE CITY

254 a Ct. Ct.
1913 Docket 63

Sandy Moody et al

vs.

Benjamin M. Johnson et al

SUMMONS FOR WITNESSES

a No. 12153

(14)

Filed 7th day of Oct. 1913

IN THE CIRCUIT COURT OF BALTIMORE CITY

Term, 19

The Sheriff will please summon the following witnesses,

returnable Wednesday, October, 1923, at 10 A. M.

10 Henry Fried, 1331 Division St, and have
him to bring into this Court any and all
books, papers, receipts or memoranda
of every kind pertaining to the Universal
Negro Improvement Association Baltimore
Division No 72.

to testify for plaintiff
in the case of Moody et al

vs. Johnson et al.

Charles R. Whitford
CLERK OF CIRCUIT COURT OF BALTIMORE CITY

255

254
A 1943

Moody
et al
vs.
Johnson
et al.

A 12153

Pay (15)

Pa. 5 October 1943

2/8/19/67

SANDY MOODY, et al.
VS.
BENJAMIN M. JOHNSON, et al.

IN THE
CIRCUIT COURT
of
BALTIMORE CITY.

The above entitled case, coming on to be heard and being heard in Open Court on the Bill of Complaint, ~~and~~ Answer thereto, ^{and evidence} it is hereby ordered this 5th day of October 1923, that the Bill filed in the above entitled case be and the same is hereby dismissed and the costs of the said suit adjudged against the Complainants therein.

But it is hereby further adjudged, ordered and decreed that the above dismissal shall be without prejudice to the Complainants, and particularly one Sandy Moody.

Henry Duffey

It is ordered that that part of the foregoing decree to-wit "The above dismissal shall be without prejudice to Complainants" be and is hereby dissolved this 8th day of October 1923

Henry Duffey

CIRCUIT COURT

257
1925

Docket No.

Sandy Moody et al
vs.

Theresa McJannet et al

ORDER OF APPEARANCE

Mr. Clerk

Please File

G. W. Cannon
Sol. for *defolth-*
" "

No.

Filed day of 19

Sandy Moody et al

vs.

Benjamin W. Johnson et al

IN THE
Circuit Court
OF
BALTIMORE CITY

Term, 1925 -

Mr. WHITEFORD, Clerk.

Enter my appearance for Defendant,

G. W. Cannon
" Solicitor