

(1) That the property herein conveyed is to be used forever exclusively for public purposes, such as park, playgrounds, or school purposes, and that no part of it shall ever be used for residential or business purposes.

(2) That no railroad, or street car line, or public thoroughfares be built or maintained through said property, other than a boulevard or avenue running from the Southern part thereof along the foot-hills to the Brookstown road on the Northern boundary thereof.

(3) That this property be beautified and forever maintained and kept up by the City of Winston-Salem for the purposes mentioned in this donation.

(4) That substantial progress be made within two years from this date in the establishment of the property for the purposes aforesaid, beautifying same, laying out the boulevard, walk-ways and water-ways, and a gymnasium erected thereon.

That, on the breach of any of the said conditions, or any one of them, then this conveyance to terminate, with a right of re-entry of conditions breached on the part of said P.H.Hanes, his heirs or assigns.

It is the purpose of this donation by the said P.H.Hanes that the properties herein donated shall be developed so as to make it a modern up-to-date park, with the usual and ordinary conveniences for public comfort, and it is suggested by him that such development be made under the supervision of Louis L. Miller, Landscape Gardener, of Somerville, New Jersey, as it is the wish of the Board of Aldermen that said Park, by ordinances of said City, shall be established and named "P.H.HANES PARK," and in commemoration, suitable inscriptions at the entrances of said Park, bearing the name "P.H.HANES PARK," be placed at said Park.

That the said P.H.Hanes, on the part of himself, his heirs, executors and assigns, covenant to and with the said City of Winston-Salem, its successors and assigns, that he is seized of said premises in fee, and has a right to convey the same in fee simple; that the same are free and clear from all encumbrances, and that he will warrant and defend the said title to the same against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, the said P.H.Hanes has hereunto set his hand and seal, the day and year first above written.

P.H.HANES (SEAL)

ATTEST:

LOUIS M. SWINK.

STATE OF NORTH CAROLINA  
FORSYTH COUNTY

The execution of the foregoing deed was this day duly proven before me, C. M. McKaughan, Clerk of the Superior Court, in and for the County aforesaid, by the acknowledgment of P.H.Hanes, the grantor therein named.

Let this instrument, with this certificate, be registered.

This the 14 day of August, A. D. 1919.

C. M. MCKAUGHAN,  
Clerk Superior Court.

FILED FOR REGISTRATION AT 9:23 o'clock A. M. Feb. 21, 1920.

AND REGISTERED in the office of the Register of Deeds for Forsyth County, in Book No. 179 of Deeds Page 300

J. M. LENTZ  
Register of Deeds.