

FEB 2 4 47 PM 1968

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R.M.C.

County Stamps Paid \$ 2.75
See Act No.380 Section 1

KNOW ALL MEN BY THESE PRESENTS, that JANUS CORP.
A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at
Greenville, State of South Carolina, in consideration of
Exchange of property and assumption of mortgage as set forth below Dollars,
the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and
release unto RICHARD D. SENTELL, his heirs and assigns forever,

All that certain lot of land lying in the State of South Carolina, Greenville County,
on the southern side of Forestwood Drive shown as Lot #15 on a Plat of Broadleaf
Forest recorded in the RMC Office for Greenville County in Plat Book MM at Page 64
and being further described as follows:

BEGINNING at an iron pin on the southern side of Forestwood Drive at the joint front
corner of Lots #15 and #16 and running thence along the line of Lot #15 S 12-00 E
140.6 feet to an iron pin; thence S 81-10 W 80.2 feet to an iron pin at the corner of
Lot #17; thence along the line of Lot #17 S 12-00 E 136.3 feet to an iron pin on the
southern side of Forestwood Drive; thence along Forestwood Drive N 78-00 E 80 feet to
the point of beginning.

This being the same property conveyed to Clarence D. Morris by deed recorded in
Deed Book 722 at Page 510.

As part of the consideration for the foregoing conveyance Ethel E. Sentell has
conveyed to Janus Corp. all that certain lot of land known as Lot #60, Elletson Acres,
Section A, lying on Arbutus Trail by Deed to be recorded herewith.

As part of the consideration for the foregoing conveyance the grantee assumes and
agrees to pay the outstanding balance on a note and mortgage from Clarence D. Morris
to the Prudential Insurance Company of America in the original sum of \$16,950.00
recorded in Mortgage Book at Page and having a present balance of \$15,710.91.

For True Consideration See Affidavit
Book 29 Page 263



together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or
appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s') heirs or
successors and assigns, forever. And, the grantor does hereby bind itself and its successors to warrant and forever defend all and singular
said premises unto the grantee(s) and the grantee's(s') heirs or successors and against every person whomsoever lawfully claiming or to
claim the same or any part thereof.

IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly authorized
officers, this 31 day of January 19 68

SIGNED, sealed and delivered in the presence of:
William D. Kucharik
Joe Hassell
Janus Corp., (SEAL)
A Corporation
By: Clifford F. Faddy
President
Secretary

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF Greenville
Personally appeared the undersigned witness and made oath that (s)he saw the within named Cor-
poration, by its duly authorized officers, sign, seal and as the grantor's act and deed deliver the within written deed and that (s)he,
with the other witness subscribed above witnessed the execution thereof.
SWORN to before me this 31 day of January 19 68.
William D. Kucharik (SEAL)
Notary Public for South Carolina.
my commission expires 1/1/70
RECORDED this 2nd., day of February 19 68 at 4:47 P. M., No. 20598

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