

EXHIBIT "A"

ALL that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville, as is more fully shown on a plat entitled "Property of Physicians Center Horizontal Property Regize," dated September 17, 1984, prepared by Tri-State Surveyors, containing 1.136 acres and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of South Church Street at the joint front corner of a tract containing 0.908 acres and the within described 1.136 acres and running thence with the joint line of said tracts N. 44-44 W. 112.78 feet to an iron pin; running thence N. 8-05 W. 57.13 feet to an iron pin; running thence N. 22-36 W. 41.22 feet to an iron pin; running thence N. 60-10 E. 20.10 feet to an iron pin; running thence N. 23-33 W. 19.84 feet to an iron pin; running thence S. 60-32 W. 20.02 feet to an iron pin; running thence N. 18-38 W. 20.03 feet to an iron pin; running thence N. 18-53 W. 18.43 feet to an iron pin at the corner of a tract containing 1.339 acres and running thence with the line of said tract N. 68-08 E. 115.79 feet to an iron pin; running thence N. 65-21 E. 25 feet to an iron pin; running thence N. 56-03 E. 25 feet to an iron pin; running thence N. 54-01 E. 25 feet to an iron pin on the southwestern side of an easement identified as 0.348 acres and running thence along the southwestern side of said easement S. 36-14 E. 17.00 feet to an iron pin; S. 42-02 E. 61.52 feet to an iron pin; S. 40-44 E. 55.13 feet to an iron pin; S. 18-04 E. 33.65 feet to an iron pin; S. 44-13 E. 28.20 feet to an iron pin on the northern side of South Church Street; running thence with the northern side of South Church Street S. 46-10 W. 228.64 feet to the point of beginning.

Together with an easement of ingress and egress over and across the easement identified as 0.348 acres on the aforesaid plat and also an easement for ingress and egress over a 15 foot easement on the western side of the above-described property leading to Guess Street.

Also together with an easement for an 8 inch sanitary sewer line within a 10 foot wide sanitary sewer easement as shown on the aforesaid plat.

The above-described property is subject to a 10 foot easement leading to the out parcel identified as Piedmont Natural Gas Company, Inc. pump station, said easement leading from South Church Street to said out parcel as shown on the aforesaid plat.

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