

EXHIBIT A

LAND DESCRIPTION: MORTGAGE FROM THE INVESTMENT GROUP TO BELL FEDERAL SAVINGS AND LOAN ASSOCIATION OF INMAN

All Borrower's right, title and interest, as Lessee, under 99 year Lease from February 1, 1959 until January 31, 2058, in and to the following described property:

ALL that certain piece, parcel or lot of land in the County and State aforesaid on the western side of Augusta Road and the southern side of Potomac Avenue, and being more particularly shown on plat of property of A. T. Sullivan, prepared by Piedmont Engineering Service, January 12, 1959, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the westerly side of Augusta Road, which point is S. 17-07 E. 166 feet from the intersection of the southerly side of Potomac Avenue with the westerly side of Augusta Road and running thence along the westerly side of Augusta Road S. 11-20 E. 125 feet to a point; thence continuing along the westerly side of Augusta Road S. 6-37 E. 86.8 feet to a point in line of property now or formerly of McPherson; thence turning and running along McPherson's line, S. 64-29 W. 259 feet to a point; thence turning and running along the rear line of McPherson's property S. 30-30 E. 160.6 feet to a point on line of property now or formerly of Owens; thence turning and running along Owens' line S. 64-29 W. 482.5 feet to a point; thence turning and running N. 28-18 W. 536.2 feet to a point in center of Potomac Avenue; thence turning and running along the center of Potomac Avenue N. 64-19 E. 597.7 feet to a point; thence turning and running S. 28-25 E. 15.2 feet to an old iron pin on the southerly edge of Potomac Avenue; thence continuing S. 28-25 E. 164 feet along the rear line of other property of McPherson to old iron pin; thence turning and running along side line of McPherson N. 62-58 E. 207.9 feet to the point of beginning.

Subject to right of way of Potomac Avenue as shown on said plat.

Being the property leased to Center, Inc., as Lessee, by A. T. Sullivan, as Lessor, by Lease Agreement dated January 15, 1959, memorandum of which is recorded in the Office of the R.M.C. for Greenville County in Deed Book 615 at Page 17.

Center, Inc. conveyed all its right, title and interest in and to the aforesaid Lease to Borrower by deed dated January 29, 1975, and recorded in the R.M.C. Office for Greenville County in Deed Book 1013 at Page 943.