

## EXHIBIT "A"

ALL that piece, parcel or lot of land in Greenville County, State of South Carolina, being shown as a 0.535 Acre Tract of land on plat of property of T. Walter Brashier, prepared by Jones Engineering Service, dated June 4, 1975, and recorded in the R.M.C. Office for Greenville County in Plat Book 5-N, at Page 122, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Wade Hampton Boulevard, said point being in the center of a private drive at its intersection with Wade Hampton Boulevard, and running thence with the center of said private drive S. 37-08 W. 145.7 feet to an iron pin; thence N. 55-10 E. 41.9 feet to an iron pin; thence S. 42-25 E. 148 feet to an iron pin; thence N. 38-52 E. 143.8 feet to an iron pin; thence N. 60-00 W. 94.1 feet to an iron pin; thence S. 64-29 W. 48.6 feet to an iron pin; thence N. 84-28 W. 90.8 feet to an iron pin; thence N. 34-20 W. 102.4 feet to an iron pin on the eastern side of the right of way of Wade Hampton Boulevard; thence with the right of way of said Boulevard S. 52-30 W. 49 feet to the POINT OF BEGINNING.

ALSO: The Mortgagor conveys to the Mortgagee, its successors and assigns, an easement for ingress and egress and regress from time to time by foot or vehicular traffic over a 12 foot wide strip of property, which strip is more particularly described below. Said easement is for the benefit of the adjoining property of the Mortgagor and is a perpetual, non-exclusive, appendant, appurtenant easement which shall run with the land and is essentially necessary to the enjoyment of the adjoining property of the Mortgagor, and to the convenient and proper use thereof and is for a commercial purpose, and shall be transmissible by deed or otherwise upon any conveyance or transfer of adjoining property of the Mortgagor.

The 12 foot wide strip described in the immediately preceding paragraph is more particularly described as follows:

ALL that certain piece, parcel or lot of land in Greenville County, South Carolina, being shown as a 12 foot wide strip of land on plat of property of T. Walter Brashier, prepared by Jones Engineering Service, dated June 4, 1975, and recorded in the R.M.C. Office for Greenville County in Plat Book 5-N, at Page 122, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of a private drive at its intersection with Wade Hampton Boulevard, and running thence with the center of said private drive S. 37-08 E. 145.7 feet to an iron pin; thence S. 55-10 W. 12 feet to a point; thence N. 37-08 W. 145.7 feet to a point on the eastern side of the right of way of Wade Hampton Boulevard; thence with the right of way of said Boulevard N. 52-30 E. 12 feet to the POINT OF BEGINNING.

Subject, however, to a mortgage of even date from the Mortgagor to First Federal Savings and Loan Association in the original amount of \$75,000.00; said mortgage is recorded in the R.M.C. Office for Greenville County in Mortgage Book 1354, at Page 513.

This being the identical property conveyed to the Mortgagor herein by deed of Thomas H. Coker recorded in the R.M.C. Office for Greenville County on January 20, 1978, in Deed Book 1072 at Page 272.