

EXHIBIT A

All that certain piece, parcel or lot of land, together with all improvements thereon, situate, lying and being in Greenville County, South Carolina, and being located on the eastern side of Toy Street as shown on a plat entitled "property Survey for College Properties, Inc.," dated January 2, 1982, prepared by Arbor Engineering, and recorded in Plat Book 8-V at Page 63 in the FMC Office for Greenville County, South Carolina, containing 1.53 acres more or less, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Toy Street, approximately 161 feet south of the centerline of Pettigru Street, and running thence N. 76-54 E. 250.55 feet to an iron pin; thence S. 14-59 E. 249.33 feet to an iron pin; thence S. 69-31 W. 251.47 feet to an iron pin on the eastern side of Toy Street; thence along the eastern side of Toy Street N. 15-00 W. 281.67 feet to the point of beginning.