

EXHIBIT A

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

NOTICE AND CERTIFICATE OF  
MECHANICS LIEN

VOL 20 PAGE 1884

TO: SHAFFER ENTERPRISES, INC., FINE ARTS GALLERY ASSOCIATES, A S.C.  
GENERAL PARTNERSHIP SOUTH CAROLINA NATIONAL BANK;

NOTICE IS HEREBY GIVEN, THAT

J. C.'S PLUMBING, INC.

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is due the sum of THREE THOUSAND, FIVE HUNDRED AND NO/100 (\$3,500.00) -----  
Dollars from SHAFFER ENTERPRISES, INC.

a statement of a just and true account of said indebtedness, with all just credits given, being attached hereto  
and made a part hereof, together with interest from the 1st day of June, 1987.

That said debt is due the undersigned for labor performed or furnished, and/or for materials furnished,  
and actually used in the erection, alteration or repair of buildings or structures situated on, or in otherwise im-  
proving, the real estate hereinafter described, by virtue of an agreement with, or by consent of,  
SHAFFER ENTERPRISES, INC.,

the owner thereof, or a person or persons authorized by, or rightfully acting for, said owner; or said  
debt is due the undersigned because such improvements have been authorized by said owner. That, as shown by  
the attached statement, the undersigned labored on, or furnished labor and materials for, such buildings, struc-  
tures, or improvements, within ninety days of the date hereof, to wit, on or after the 1st day of  
June, 1987.

That by virtue thereof, by the service and filing of this Notice and Certificate, and pursuant to the  
provisions of the Statutes in such cases made and provided, the undersigned has and claims a lien to secure the  
payment of the debt so due and the costs of enforcing said lien upon the buildings or structures herein above  
mentioned and upon the following described real estate:

ALL that certain piece, parcel, or lot of land, with all improvements thereon, or  
hereafter constructed thereon, situate, lying, and being in the State of South  
Carolina, County of Greenville, at the Southeast corner of the intersection of North  
Main Street and East Coffee Street, in the City of Greenville, County of Greenville,  
State of South Carolina, and having, according to a survey thereof made by R. E. Dalton,  
May, 1938, the following metes and bounds:

BEGINNING at a point at the Southeast corner of the intersection of North Main Street  
and East Coffee Street, and running thence with the East side of North Main Street,  
S. 20-25 W. 38.2 feet to a point at the center of a 13-inch brick wall; thence through  
the center of said 13-inch brick wall, S. 69-35 E 144.6 feet to a point in the center  
of an 8.4 foot alley; thence with the center of said alley, N. 20-25 E. 38.2 feet to  
a point on the South side of East Coffee Street to an with the North edge of an 18-inch  
brick wall, N. 69-35 W., 144.6 feet to the POINT OF BEGINNING.

Together with all the right, title, and interest of the Grantor in and to the 13-inch  
brick party wall located on and along the Southern side of the above-described lot,  
and also all the right, title and interest in and to the 8.4 foot alley and the use  
thereof running from the South side of East Coffee Street along the Eastern edge of the  
Property above described.

Charles Howard

DEC 22 1987

GREENVILLE  
Dec 22  
DORRIS S. R.

Witness  
Betty J. H. H.

Cancelled  
Dec 22 1987  
Charles E. Howard  
Attorney for Claimant

28906

Subscribed and sworn to before me this  
23rd day of September, 1987.  
Betty J. H. H. (LS)  
Notary Public for South Carolina  
My Commission Expires: 9/6/88

The foregoing is true of my own knowledge  
HOWARD, HOWARD, FRANCIS & REID  
BY: Charles E. Howard  
CHARLES E. HOWARD,  
ATTORNEY FOR CLAIMANT.

9-23 6665

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

AFFIDAVIT OF SERVICE

On the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, I served the within Notice and Certificate of  
Mechanics Lien upon

the owner, and/or the person in possession, of the real estate described therein, by delivering to  
personally and leaving cop of the same at  
South Carolina. I am not a party to this proceeding.

Subscribed and Sworn to before me this  
\_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.  
\_\_\_\_\_  
(LS)  
Notary Public for South Carolina  
My Commission Expires: \_\_\_\_\_

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