

EXHIBIT "A"

All that piece, parcel or lot of land situate, lying and being on the Northern side of Cleveland Street, in the City of Greenville, County of Greenville, State of South Carolina, and having according to a plat prepared by Jones Engineering Service, dated January 3, 1969, entitled "Property of Star Enterprises, Inc.", and recorded in the R. M. C. Office for Greenville County, South Carolina in Plat Book 4-A at page 29, and also according to a more recent plat prepared by Campbell & Clarkson, Surveyors, Inc., dated April 15, 1974, entitled "Property of Dave C. Gunter", the following metes and bounds:

BEGINNING at a point on the Northern edge of the right-of-way for Cleveland Street which point is located 150 feet in a southwesterly direction from the northwestern corner of the intersection of Pleasantburg Drive (S. C. Highway #291) and Cleveland Street and running thence with the Northern edge of the right-of-way for Cleveland Street S. 78-06 W. 65 feet to a point; thence N. 6-50 W. 150 feet to a point; thence N. 78-06 E. 65 feet to a point in a concrete retaining wall; thence with said concrete retaining wall S. 6-50 E. 150 feet to the point of beginning.

Together with all the right, title and interest of the mortgagor herein in and to an easement 20 feet in width for ingress to and egress from the premises hereinabove described to Cleveland Street, said easement being more particularly described in the deed from Star Enterprises, Inc. to Caper House, Inc., dated January 24, 1969 and recorded in the R. M. C. Office for Greenville County, South Carolina in Deed Book 801 at page 205. Together with all of the rights, privileges and interests conveyed to the mortgagor herein by said deed.

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