

EXHIBIT "A" TO
MORTGAGE AND SECURITY AGREEMENT VOL 1636 PAGE 240
DATED NOVEMBER 14, 1983 BY
PARK CENTRAL COMPANY, AS MORTGAGOR,
TO BALCOR PENSION INVESTORS III, AS MORTGAGEE

LEGAL DESCRIPTION

Located in Greenville County, South Carolina and more specifically described as follows:

BEGINNING at the point where the southern right-of-way of Interstate 385 intersects with the western right-of-way of State Route 291 (North Pleasantburg Drive). Thence along the western right-of-way State Route 291 S 17-23-03 E, 68.33 feet to an iron pin; thence S 00-22-37 W, 34.13 feet to a nail and cap; thence S 13-21-19 W, 99.89 feet to a nail and cap; thence S 15-14-35 W, 90.00 feet to a point in the westerly right-of-way of State Route 291, thence N 18-45-11 W, 53.65 feet to a point; thence N 75-45-25 W, 130.00 feet to a point; thence S 77-44-35 W, 105.00 feet to a point; thence N 78-45-25 W, 200.00 feet to a point; thence N 86-15-25 W, 28.00 feet to a point; thence S 61-37-06 W, 195.00 feet to a point; thence N 28-22-54 W, 311.00 feet to a point; thence N 61-37-06 E, 59.99 feet to a point; thence N 28-22-54 W, 57.87 feet to a point on the southern right-of-way of Interstate 385: thence N 66-42-14 E, 22.97 feet to an iron pin; thence N 78-31-16 E, 159.14 feet to an iron pin; thence S 79-01-02 E, 625.01 feet to the point of beginning, containing 5.053 acres, as shown on Sheet 1 of 3 of that survey entitled "As Built Survey - Park Central" prepared by Enwright Surveying, Inc. dated 10/5/82 and last revised 8/26/83.

The first above described tract of land is expressly conveyed subject to a retained perpetual non-exclusive easement appurtenant to the land of Mortgagor adjacent to the first above described tract of land and hereinafter described ("Mortgagor's Retained Land") for pedestrian and vehicular ingress, egress and regress between Mortgagor's Retained Land and South Carolina Highway No. 291, which easement is for commercial purposes and is more specifically described as follows:

Easement Tract:

BEGINNING at a point in the westerly most margin of the right-of-way of North Pleasantburg Drive (South Carolina Highway No. 291) which point is located three courses and distances as follows with the westerly margin of the right-of-way of North Pleasantburg Drive from that point where the southern margin of the right-of-way of Interstate 385 intersects with the western margin of the right-of-way of North Pleasantburg Drive: (1) S 17-23-09 E 68.33 feet to an iron pin; (2) S 00-22-37 W 34.13 feet to a nail and cap; and (3) S 13-21-19 W 54.89 feet to the point of BEGINNING, and running thence S 46-56-06 W 54.23 feet to a point; thence N 77-00-00 W 141.01 feet to a