

EXHIBIT I

This is the legal description contained on a Mortgage from Rick A. Setzer and Sue Lynn Setzer, dated August 1, 1984, to American Federal Bank, FSB, in the amount of \$150,000.00:

ALL that certain piece, parcel or lot of land situate, lying and being primarily in Greenville County, but with a small portion in Spartanburg County, State of South Carolina, shown and designated as a 13.36 acre and an 18.15 acre tract on a plat of survey of property of Ellison D. Smith, III and Louise C. Smith prepared by Tri-State Surveyors dated December 27, 1973 and recorded in the RMC Office for Greenville County, South Carolina in Plat Book 5F at Page 13 and in the RMC Office for Spartanburg County, South Carolina in Plat Book 72 at Page 422, as revised as specified on said plats, and being more fully described by metes and bounds according to said plat as follows:

BEGINNING at an old iron pin in the line of property now or formerly owned by J. Harvey Cleveland, et al, with said point being the joint corner of property of Ellison D. Smith, III and Louise C. Smith, and lying in the southern boundary of said property and running thence with the line of J. Harvey Cleveland, et al, N 84-55 W 250 feet to an old stone; thence N 84-55 W 135 feet to a point in the approximate center line of "Rock Road"; thence continuing N 84-55 W 40 feet to an old stone; thence N 85-20 W 450.6 feet to an old stone at the corner of a cemetery now or formerly owned by the Ebenezer Methodist Church; thence N 37-40 W 352 feet to a point; thence N 40-05 W 200 feet to a point; thence N 19-44 E 323.4 feet to a point on the southern side of the Enoree River; thence with the southern side of the Enoree River, the traverse line of which is as follows: S 45-07 E 127 feet to a point; thence S 65-07 E 138 feet to a point; thence on a line which runs through the Enoree River to its northern side, in Spartanburg County, N 45-59 E 787.1 feet to a point; thence N 50-23 E 223 feet to a point in the traverse line of the Enoree River; thence with said line N 4-03 E 220 feet to a point; thence N 25-43 E 280 feet to a point; thence N 44-33 E 290 feet to a point; thence crossing a branch N 61-24 E 132.9 feet to an old iron pin; thence S 6-54 W 40 feet to a point in midstream in the Enoree River; thence S 6-54 W 1,856.8 feet to a point in "Rock Road"; thence S 20-00 E 222 feet to the point of beginning.

ALSO: ALL that certain piece, parcel or lot of land consisting of a portion of the 17.49-acre tract shown as an eastern portion of the property depicted in the survey referenced hereinabove, lying in the vicinity of the corner of State Highway 14 and Batesville Road, consisting of 8 acres as shown on a plat prepared for Caper House, Inc. and Ellison D. Smith, III by Tri-State Surveyors, dated August 29, 1976 and recorded in Plat Book 5W at Page 36 in the RMC Office for Greenville County, with said 8-acre parcel or tract being more fully described by reference to both of these plats as follows:

BEGINNING at a point in Batesville Road at the corner of the cemetery of the Ebenezer Methodist Church and running thence with Batesville Road N 46-12 W 270 feet to an iron pin; thence on a new line through the 17.49-acre tract N 19-27 E 902.6 feet to an iron pin; thence on another new line through the 17.49-acre tract N 60-30 W 550 feet to a point in the approximate center line of Highway 14; thence N 39-00 E 100 feet to an iron pin; thence S 60-30 E 716 feet to an old iron pin on the edge of the Enoree River which point is N 60-30 W 46 feet from the center line of said River, with the center line of said River being the line; thence with the traverse of the Enoree River S 13-20 W 280 feet to an iron pin; thence S 0-13 W 345 feet to an iron pin; thence S 19-44 W 323.4 feet to an iron pin; thence S 50-54 W along the edge of the cemetery 177.7 feet to the point of beginning.

This is the same property conveyed unto Rick A. Setzer and Sue Lynn Setzer by Deed of Louise Coker Smith, recorded in the RMC Office for Greenville County in Deed Book 1149 at Page 249 on June 3, 1981, and in the RMC Office for Spartanburg County in Deed Book 48-F at Page 319 on June 3, 1981. See also Deed of Ellison D. Smith, III recorded in the RMC Office for Greenville County in Deed Book 1149 at Page 252 on June 3, 1981, and in the RMC Office for Spartanburg County in Deed Book 48-F at Page 323 on June 3, 1981.

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