

EXHIBIT "A"

All that certain piece, parcel or lot of land situated, lying and being in the County of Greenville, State of South Carolina and having, according to a Survey for the United States Postal Service (North Hills Branch) by Dalton & Neves Co., Inc. Engineers dated July, 1984, the following metes and bounds, to-wit:

Beginning at an old iron pin in concrete (P.O.B.) on the southern right-of-way of Orchard Park Drive and being the joint corner of Southern Bell Telephone & Telegraph Company property, thence with the southern right-of-way of Orchard Park Drive the following courses and distances, N 57-53 W 52.42 feet to an old iron pin in concrete, thence N 56-31 W 100.13 feet to an old iron pin in concrete, thence N 55-36 W 100.77 feet to an old iron pin in concrete, thence N 54-28 W 50.51 feet to an iron pin in concrete, thence along site right-of-way S 80-45 W 35.5 feet to an iron pin in concrete on the eastern right-of-way of a 50 foot Access Road, thence along the eastern right-of-way of the 50 foot Access Road S 35-58 W 256.16 feet to an iron pin in concrete, thence continuing with said road S 34-17 W 28.08 feet to an iron pin in concrete, being the joint corner of other properties of Alliance Haywood Associates, thence along property of Alliance Haywood Associates the following courses and distances, S 57-50 E 293.68 feet to an iron pin in concrete, thence N 13-04 E 49.60 feet to an iron pin in concrete, thence S 73-27 E 271.35 feet to an iron pin in concrete on line of Liberty Life Insurance Company property, thence with line of Liberty Life Insurance Company N 6-06 W 156.82 feet to an iron pin in concrete, being the joint corner of Southern Bell Telephone & Telegraph Company property, thence along the lines of Southern Bell Telephone & Telegraph Company the following courses and distances, N 61-06 W 89.87 feet to an old pin in concrete, thence N 28-41 E 60.15 feet to the point of beginning containing 2.771 acres or 120,700 square feet.

Together with a perpetual non-exclusive easement for drainage over the following described property:

All that certain piece, parcel or tract of land situated, lying and being in the State of South Carolina, County of Greenville, containing 10.19 acres as is more fully shown on a composite plat entitled "Property Survey for Orchard Park Associates, the Atrium at Orchard Park", prepared by Arbor Engineering, Inc. dated July 8, 1982, and having, according to said plat, the following metes and bounds, to-wit:

TO FIND THE POINT OF BEGINNING, commence at an iron pin on the southern side of Orchard Drive at its eastern intersection with McPrice Court, running thence with the southern side of Orchard Park Drive S 53-55 E 746.4 feet to an iron pin at the western intersection of Orchard Park Drive and Proposed Access Road; running thence S 54-12 E 100.0 feet to an iron pin at the eastern intersection of Orchard Park Drive and said Proposed Access Road; running thence with the southern side of Orchard Park Drive S 54-29 E 50.51 feet to an iron pin and S 55-37 E 100.51 feet to an iron pin AT THE POINT OF BEGINNING: FROM THE POINT OF BEGINNING AS THUS ESTABLISHED, running thence along the southern side of Orchard Park Drive S 56-45 E 100.51 feet to an iron pin and S

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