

EXHIBIT A

PRIOR ENCUMBRANCES

Pelham East Apartments

Attached to Mortgage to Pelham Associates limited partnership from  
J. M. Mortgage, Inc. of Tennessee  
dated December 6, 1984

1. Mortgage from Cauthen-Parker, Inc. to the Equitable Life Assurance Society of the United States, dated June 9, 1969, recorded in Mortgage Book 1128, page 90, R.M.C. Office for Greenville County, South Carolina;
2. Mortgage from Pelham Associates limited partnership to Charles E. Runion dated May 21, 1980, recorded in Mortgage Book 1503, page 551, R.M.C. Office for Greenville County, South Carolina;