

EXHIBIT A

All that certain piece, parcel or tract of land containing 4.10 acres, more or less, situate, lying and being near the northeastern corner of the intersection of New Georgia Road and Boyd Street, in the City of Simpsonville, County of Greenville, State of South Carolina, being shown and designated on plat entitled "Property of C.W.I., A Partnership", dated June 22, 1976, prepared by John A. Simmons, Registered Surveyor, and recorded in the Office of the R.M.C. for Greenville County, South Carolina, in Plat Book S-R, at Page 64, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin in the center of Boyd Street at the joint front corner of the premises herein described and property now or formerly of Simpsonville Interstate Joint Venture, the said iron pin being 241.5 feet from the intersection of the center lines of Boyd Street and New Georgia Road, and running thence with the center line of Boyd Street the following courses and distances: N. 5-22 W. 130.60 feet to an iron pin; N. 11-06 W. 70.00 feet to an iron pin at the joint front corner of the premises herein described and property now or formerly of Simpsonville Interstate Joint Venture; thence with the line of property now or formerly of Simpsonville Interstate Joint Venture, N. 78-54 E. 525.00 feet to an iron pin; thence continuing with the line of property now or formerly of Simpsonville Interstate Joint Venture, S. 11-06 E. 511.19 feet to an iron pin on the northern side of the right of way for New Georgia Road; thence with the right of way for New Georgia Road, the following courses and distances: S. 88-32 W. 103.80 feet to an iron pin; N. 80-31 W. 168.42 feet to an iron pin in the line of property now or formerly of Simpsonville Interstate Joint Venture; thence with the line of property now or formerly of Simpsonville Interstate Joint Venture, N. 11-06 W. 234.62 feet to an iron pin; thence continuing with the line of property now or formerly of Simpsonville Interstate Joint Venture, S. 78-54 W. 278.05 feet to the point of beginning.

Together, with, all the right, title and interest of said mortgagor in and to that certain encroachment easement dated June 22, 1976, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1038, at Page 442, on June 23, 1976. The real estate covered by said encroachment easement is described as follows:

All that certain piece, parcel or tract of land containing 334 square feet, more or less, situate, lying and being on the southern side of the premises hereinabove described and being shown and designated on plat entitled "Property of C.W.I., A Partnership", dated June 22, 1976, prepared by John A. Simmons, Registered Surveyor, and recorded in the Office of the R.M.C. for Greenville County, S. C., in Plat Book S-R, at Page 64, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the eastern side of Boyd Street at the joint front corner of the premises hereinabove described and property now or formerly of Simpsonville Interstate Joint Venture and running thence with the southern side of the property hereinabove described, N. 78-54 E. 278.05 feet to an iron pin; thence S. 11-06 E. 2.40 feet to an iron pin; thence with the line of property now or formerly of Simpsonville Interstate Joint Venture, S. 78-24 W. 278.06 feet to the point of beginning.

RECORDED JUN 23 '76 At 11:20 A.M.

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