

EXHIBIT A

ALL that certain piece, parcel or tract of land containing 7.20 acres, more or less, situate, lying and being near the northwestern intersection of U. S. Highway 276 (Laurens Road) and Butler Avenue (State Road 107), as shown on plat entitled, "C.W.I., A Partnership", dated August 12, 1976, prepared by Erwright Associates, Inc., recorded in the RMC Office for Greenville County in Plat Book 5 R at Page 94, and having, according to said plat the following metes and bounds:

BEGINNING at an iron pin on the western side of U. S. Highway 276 (Laurens Road) at the joint front corner of the premises herein described and property now or formerly of W.J.W., Inc. and running thence with the line of property now or formerly of W.J.W., Inc. S. 63-44 W. 300.03 feet to an iron pin; thence continuing with the line of property now or formerly of W.J.W., Inc. S. 21-39 E. 139.89 feet to an iron pin in the line of property now or formerly of MAG Associates; thence with the line of property now or formerly of MAG Associates S. 63-49 W. 54.40 feet to an iron pin; thence continuing with the line of property now or formerly of MAG Associates S. 26-18 E. 187.46 feet to an iron pin on the northern side of Butler Avenue (State Road 107); thence with the northern side of Butler Avenue (State Road 107) S. 63-42 W. 40.00 feet to an iron pin in the line of property now or formerly of First Piedmont Bank and Trust Co.; thence with the line of property now or formerly of First Piedmont Bank and Trust Co. the following courses and distances: N. 26-18 W. 187.54 feet to an iron pin; thence S. 63-42 W. 130.00 feet to an iron pin; thence S. 26-18 E. 187.54 feet to an iron pin on the northern side of Butler Avenue (State Road 107); thence with the northern side of Butler Avenue (State Road 107) S. 63-42 W. 258.69 feet to an iron pin in the line of property now or formerly of Kel-Mac Properties; thence with the line of property now or formerly of Kel-Mac Properties the following courses and distances: N. 26-18 W. 394.64 feet to an iron pin; thence N. 63-05 E. 30.05 feet to an iron pin; thence N. 26-41 W. 243.87 feet to an iron pin in the line of property now or formerly designated as "Subdivision"; thence with the line of property now or formerly designated as "Subdivision" N. 64-19 E. 599.82 feet to an iron pin in the line of property now or formerly of Fidelity, Federal Savings and Loan Association; thence with the line of property now or formerly of Fidelity Federal Savings and Loan Association, Sobanco Properties, Inc. and Kel-Mac Properties, S. 19-56 E. 267.26 feet to an iron pin in the line of property now or formerly of Kel-Mac Properties; thence with the line of property now or formerly of Kel-Mac Properties N. 63-44 E. 200.15 feet to an iron pin on the western side of U. S. Highway 276 (Laurens Road); thence with the western side of U. S. Highway 276 (Laurens Road) the following courses and distances: S. 19-56 E. 27.25 feet to an iron pin; thence S. 20-54 E. 12.97 feet to the point of beginning.

This is a portion of the property conveyed to the mortgagor herein by deed of Kel-Mac Properties, dated April 1, 1976, and recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1043 at Page 428, on September 24, 1976.

Recorded Sept 24, 1976 at 1:52 P/M

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