

EXHIBIT A

All that piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the southwestern corner of the intersection of Whatley Circle and West Butler Avenue in Mauldin, containing approximately 29,529.4 square feet or approximately .68 acres, as more particularly set forth on that certain plat entitled "Property of Caper House, Inc." dated February 27, 1976, prepared by Campbell & Clarkson, Surveyors, and having, according to said plat the following metes and bounds:

BEGINNING at an iron pin on the southern right of way of West Butler Avenue and the property of Dwayne Earle King and running along said right of way N. 67-58 E. 125.0' to an iron pin; thence running S. 65-08 E. 34.2' to an iron pin on the western right of way of Whatley Circle; thence along right of way of Whatley Circle S. 18-21 E. 175.0' to an iron pin; thence running along property of Dwayne Earle King S. 67-59 W. 150.0' to an iron pin; thence running along property of Dwayne Earle King N. 18-21 W. 200.0' to the point of beginning.

ALSO, ALL that certain piece and parcel of land between said right of way and edge of pavement of West Butler Avenue and Whatley Circle and subject to all rights of way of the South Carolina Highway Department. BEGINNING at an iron pin at said right of way of West Butler Avenue and property of Dwayne Earle King and running thence N. 18-21 W. 25.0' to edge of pavement of West Butler Avenue; thence along the edge of pavement of West Butler Avenue N. 67-59 E. 140.96' to a point on the curve and at the edge of pavement of West Butler Avenue and Whatley Circle; thence S. 83-55 E. 20.0' to a point in the edge of pavement in the curve of West Butler Avenue and Whatley Circle; thence S. 36-49 E. 15.0' to a point in the edge of pavement of Whatley Circle; thence along the edge of pavement of Whatley Circle S. 18-32 E. 200.91' to a point on the edge of pavement of Whatley Circle; thence leaving the edge of pavement of Whatley Circle S. 67-59 W. 14.85' to an iron pin at right of way of Whatley Circle and property of Dwayne Earle King; thence along the right of way of Whatley Circle N. 18-21 W. 175.0' to a point on right of way of Whatley Circle and West Butler Avenue; thence along the sight line of Whatley Circle and West Butler Avenue N. 65-08 W. 34.2' to a point on the right of way of West Butler Avenue; thence along the right of way of West Butler Avenue S. 67-58 W. 125.0' to the point of beginning.

Being the same property conveyed by deed of Dwayne E. King, as Committee for Merle S. King, to General Properties, Inc., dated June 8, 1976, recorded in the Office of the RMC for Greenville County in Deed Book 1037, at Page 631.

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