

1195-530

EXHIBIT A

All that certain piece, parcel or tract of land containing 8.538 acres, situate, lying and being on the North side of Villa Drive in the County of Greenville, State of South Carolina as shown on "As-Built Survey of Piedmont Center & Piedmont East for Associated Realty Investors/Piedmont Center" dated July 8, 1983, prepared by Tri-State Surveyors, and having according to said survey the following metes and bounds, to-wit:

TRACT I:

BEGINNING at an old iron pin on the easterly margin of the right of way of Villa Drive, which point is located S9-15E 19.09' from an old iron pin situated at the point of intersection of the easterly margin of the right of way of Villa Drive and the southerly margin of the right of way of Greenland Drive and running with the southerly line of the property of the Greenway Group, now or formerly, as described in deed recorded in Deed Book 1101 at Page 76 in the R.M.C. Office of Greenville County, South Carolina, the following courses and distances: (1) S86-56E 350.39' to an old iron pin; (2) S87-02E 131.23' to an old iron pin; (3) S87-06E 119.55' to an old iron pin; and (4) S87-04E 153.79' to an old iron pin; thence N11-13W 49.40' to an old iron pin in the southwesterly margin of the right of way of Greenland Drive; thence with said southwesterly margin of the right of way of Greenland Drive the following courses and distances: (1) S36-54E 130.58' to an old iron pin; (2) S29-12E 194.83' to an old iron pin; (3) S37-31E 145.73' to an old iron pin; and (4) S46-18E 158.95' to a new iron pin; thence leaving said southwesterly margin of the right of way of Greenland Drive and running with a westerly line of the property of John Hancock Mutual Life Insurance Company, now or formerly, as described by deed recorded in Deed Book 1051 at Page 701 in said R.M.C. Office, S41-11W 70.50' to a new iron pin; thence with a northerly line of said property of John Hancock Mutual Life Insurance Company, now or formerly, N68-35W 259.30' to an old iron pin; thence S70-42W 326.06' to a point in the easterly margin of the right of way of Villa Drive; thence with the easterly margin of the right of way of Villa Drive the following courses and distances: (1) N38-44W 58.4' to a new iron pin; (2) N42-06W 55.70'; (3) N48-27W 50.00'; (4) N54-28W 50.00'; (5) N60-29W 50.00'; (6) N66-30W 50.00' to a new iron pin; (7) N69-31W 141.30' to a new iron pin; (8) N61-13W 56.73'; (9) N45-36W 50.00'; (10) N30-59W 50.00'; (11) N16-22W 50.00' to a concrete monument (State Highway Dept.); and (12) N9-29W 163.02' to the point of BEGINNING.

TRACT II:

BEGINNING at an old concrete monument in the easterly margin of the right of way of Villa Drive said concrete monument also being in a northwesterly line of the property of John Hancock Mutual

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