

## EXHIBIT "A"

## Tract I

ALL that piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, Austin Township, as shown on a plat entitled "Property of Rocky Creek Realty Co.", prepared by Piedmont Engineers, Architects and Planners, dated September 29, 1973, and recorded in the R.M.C. Office of Greenville County in Plat Book 5F at Page 61, and having, according to said plat, the following metes and bounds:

*M 8.4-1-5, G.1.6.2 7 7.1, 8*

BEGINNING at an iron pin on the eastern side of the right-of-way of U.S. Highway 276 at the joint corner of subject property and property now or formerly owned by the C. F. Sauer Co.; thence along the line of said property of C. F. Sauer Co. N. 15-13 E. 195.49 feet to an iron pin; thence N. 15-11 E. 500.24 feet to an iron pin; said iron pin being located along the center line of the 200 foot right-of-way of Seaboard Coast Line Railroad which traverses the western portion of subject property; thence N. 15-12 E. 384.0 feet to an iron pin located on the southwestern side of the right-of-way of Old Mill Road; thence along said right-of-way S. 61-14 E. 391.17 feet to an iron pin; thence S. 58-56 E. 370.15 feet to an iron pin; thence along the line of property formerly owned by Louise L. Coleman S. 31-31 W. 627.62 feet to an iron pin located at a branch; thence following said branch as the line, the traverse of which is as follows: S. 13-28 E. 138.75 feet to an iron pin, thence S. 13-30 E. 299.57 feet to an iron pin; thence S. 21-40 E. 113.35 feet to an iron pin; thence S. 43-45 E. 164.30 feet to an iron pin located at said branch and on the line of property formerly owned by Hettie S. Gresham; thence along the line of said property of Gresham, S. 40-04 W. 268.52 feet to an iron pin located on the line of other property now or formerly owned by the C. F. Sauer Co.; thence along the line of said property of the C. F. Sauer Co. N. 50-20 W. 658.70 feet to an iron pin; thence S. 79-25 W. 31.64 feet to a railroad spike in the center line of the aforesaid railroad right-of-way; thence S. 79-25 W. 88.65 feet to a railroad spike located within the aforesaid railroad right-of-way and on the eastern side of the right-of-way of said U. S. Highway 276; thence along said right-of-way of U. S. Highway 276 N. 11-40 W. 108.31 feet to an iron pin; thence continuing along said highway right-of-way N. 13-10 W. 229.35 feet to an iron pin; the point of beginning.

*- 799 - M 8.4-1-5 6.1, 6.2, 7, 7.1, 8*

The consideration for this deed is assumption by Grantee of mortgage in the original principal amount of \$750,000.00 given by Grantor to First Piedmont Mortgage Company, Inc., dated June 7, 1974 and recorded June 13, 1974, in the R.M.C. Office for Greenville County, S.C., in Mortgage Book 1313, at Page 499, and having a present principal balance of \$500,688.56 Grantee agrees to assume and pay such mortgage and the note secured thereby.

0.836