

EXHIBIT A

408 NORTH CHURCH STREET HORIZONTAL PROPERTY REGIME

DECLARATION OF CONDOMINIUM

The fee simple title to the premises hereinafter described is submitted to Condominium regime pursuant to the "Horizontal Property Act of South Carolina" subject only to the easements, rights of way and agreements hereinafter set forth immediately following the legal description of said premises.

ALL that certain piece, parcel or lot of land with all improvements thereon (or hereafter to be constructed thereon) situate, lying and being in the State of South Carolina, County of Greenville, at the southeasterly corner of the intersection of North Church Street and Thompson Streets and also fronting the westerly side of Manly Street, all in the City of Greenville, being shown on plats of "Property of More, Inc.," dated December, 1959 and "Property of 408 North Church Street, Inc." dated August, 1968, and according to a more recent survey, entitled "408 North Church Street Horizontal Property Regime", made by Dalton & Neves Co., Engineers, dated May, 1979, and recorded in the RMC Office for Greenville County, South Carolina in Plat Book 76, at Pages 39+40, having the following metes and bounds, to wit:

BEGINNING at an iron pin at the southeasterly corner of the intersection of North Church Street and Thompson Street and running thence with the easterly side of Thompson Street S. 7-42 E. 58.9 feet to an iron pin; thence running N. 76-11 E. 133.1 feet to an iron pin; thence running S. 14-03 E. 39.5 feet to an iron pin; thence running N. 74-54 E. 132.8 feet to an iron pin on the westerly side of Manly Street; thence running along the westerly side of Manly Street N. 13-20 W. 94.5 feet to an iron pin on the westerly side of Manly Street; thence running S. 75-00 W. 129.9 feet to an iron pin; thence running N. 10-52 W. 77.5 feet to an iron pin on the southeasterly edge of North Church Street; running thence along the southeasterly edge of North Church Street S. 47-21 W. 153.7 feet to the point of beginning.

The within conveyance is made subject to all rights of way and easements of record affecting the premises hereinabove described and as more particularly shown on the aforesaid plats. The within conveyance is further made subject to all other rights of way, easements and restrictions necessary to effectuate the purposes and objectives set