

EXHIBIT A
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ALL that certain piece, parcel or lot of land situate, lying & being in the State of South Carolina, County of Greenville, Chick Springs Township, located on the northern side of U.S. Highway 29, shown on plat of "Property of Volunteer Capital Corp.", dated Dec. 14, 1978, and prepared by Freeland & Associates, Engineers & Land Surveyors, such plat being recorded in Plat Book 6Y at Page 51 in the RMC Office for Greenville County, South Carolina, and having, according to such plat following metes and bounds, to-wit:

BEGINNING at an old iron pin on U.S. Highway 29, said point approximately 288 feet southwest of intersection U.S. Highway 29 and Artillery Road; thence along U.S. Highway 29 S 42-55 W 140.0 feet to an iron pin; thence N 30-30 W 200.0 feet to an iron pin; thence N 42-53 E 99.7 feet to an iron pin; thence N 30-35 W. 50.0 feet to an iron pin; thence N 42-55 E. 40.0 feet to an iron pin; thence S 30-10 E 29.9 feet to an old iron pin; thence S 30-30 E 215.2 feet to an old iron pin; thence S 37-02 E. 4.9 feet to an old iron pin, being the point of beginning.

ALSO: A right of first refusal on the strip of land, approximately 50 feet by 99.7 feet, owned by Grantor and adjoining the above conveyed land on the rear (northwest side). It is the intention of the parties that such strip of land, when added to the parcel herein conveyed, shall square off the property. Such right of first refusal shall become exercisable by Grantee at such time as Grantor sells the portion of the remaining parcel of land he owns which contains such 50 by 99.7 foot strip. If the parties are not able to agree on a price for such 50 by 99.7 foot strip, then each shall select a qualified appraiser and both such appraisers shall select a third appraiser. Such three appraisers shall determine the market value of such strip.

(CONTINUED ON NEXT PAGE)