

EXHIBIT A

ALL that certain piece, parcel or tract of land containing 14.31 acres situate, lying and being on the northern side of Sulphur Springs Road in the County of Greenville, State of South Carolina, and having the following metes and bounds according to a plat entitled "A Survey for Ladner Construction Company", dated August 6, 1979, revised November 21, 1979, June 2, 1980, June 19, 1980, and January 26, 1984, by Enwright Associates, Inc.

To reach the Point of Beginning, commence at the point of intersection of the northern right of way of Sulphur Springs Road with the western right of way of Watkins Road and run thence with the northern right of way of Sulphur Springs Road, S. 60-51 W. 94.2 feet to a point; thence continue with said right of way, S. 78-36 W. 53.6 feet to an iron pin; thence continue with the northern right of way of Sulphur Springs Road which curves to the left a distance of 520.16 feet, the chord of said curve being S. 73-24-56 W. the chord length 519.41 feet to a point on the northern right of way of Sulphur Springs Road, being the POINT OF BEGINNING; thence from said Point of Beginning, running with the northern right of way of Sulphur Springs Road which curves to the left a distance of 25 feet, the chord of said curve being S. 68-01-40 W. the chord length 25 feet to an iron pin; thence continuing with the northern right of way of Sulphur Springs Road, S. 67-46-50 W. 765.33 feet to an iron pin at the corner of property now or formerly owned by Lance Enterprises; thence with the line of said Lance Enterprises property, N. 19-58-36 W. 134.92 feet to an iron pin; thence N. 19-59-00 W. 247.20 feet to an iron pin at the corner of property now or formerly owned by G. B. Malley; thence with the line of said Malley property, N. 12-11-00 W. 190.60 feet to an iron pin; thence N. 12-12-32 W. 106.56 feet to an iron pin; thence N. 12-12-32 W. 199.82 feet to an iron pin; thence N. 75-56-50 E. 696.14 feet to an iron pin; thence S. 22-13-10 E. 772.74 feet to an iron pin on the northern right of way of Sulphur Springs Road, being the Point of Beginning.

Also a non exclusive easement for sanitary sewer conveyed by Ladner and Company, Inc., an Alabama corporation to Encina Properties, a South Carolina limited partnership, by instrument dated July 31, 1981 and recorded in Deed Book 1152 pages 930-1 in the office of the R.M.C. for county of Greenville, South Carolina.

The above described property is the same property conveyed to the Mortgagor by deed of Mar, Inc. recorded August 27, 1980 in Deed Book 1132 at page 51.

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RECORDED JAN 31 1984 at 11:10 A.M.

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