

EXHIBIT "A"

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TRACT III

ALL that certain piece, parcel or tract of land in Austin Township, Greenville County, State of South Carolina, on the southwestern side of Old Mill Road, as shown on a plat prepared by Carolina Engineering & Surveying, dated December 11, 1972, reflected on a topographic survey for Rocky Creek Realty Co., prepared by Piedmont Engineers, Architects, and Planners, dated December 18, 1973, and having, according to said plat, the following metes and bounds:

*MS. 4-1-3.1, 6.3, 6.4*  
BEGINNING at an iron pin located on the southwesterly side of Old Mill Road, a joint corner of property now or formerly owned by Rocky Creek Realty Co.; thence S. 31-33 W. 631.2 feet to an iron pin located at a branch; thence following said branch as the line, which branch is also the line of property now or formerly owned by Rocky Creek Realty Co., the traverse of which line is as follows: S. 13-28 E. 139.0 feet to an iron pin; thence S. 13-19 E. 300.0 feet to an iron pin; thence S. 34-43 E. 272.5 feet to an iron pin located at said branch; thence leaving said branch and proceeding S. 39-58 W. 268.5 feet to an iron pin located on the line of property now or formerly owned by the C. F. Sauer Co.; thence along the line of said property S. 45-32 E. 256.2 feet to an iron pin; thence N. 41-10 E. 1384.5 feet to an iron pin located on the southwesterly side of said right-of-way; thence N. 55-53 W. 260.7 feet to an iron pin; a joint corner of property now or formerly owned by GIS Tools & Supplies, Inc.; thence S. 41-05 W. 300.0 feet to an iron pin; thence N. 58-27 W. 150.0 feet to an iron pin; thence N. 41-05 E. 300.0 feet to an iron pin on the southwesterly side of said road; thence along said road N. 58-27 W. 585.8 feet to an iron pin; the point of beginning. — *799 - MS. 4-1-3.1, 6.3, 6.4*

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.

It is the intention of Grantor and Grantee that the conveyance of this property subject to the foregoing mortgage given by Grantor to Grantee, and which is now being assumed by Grantee, as set forth above, shall not constitute or cause a merger of Grantee's interests as owner and mortgagee with respect to the premises, but that the lien of said mortgage shall continue to be valid and binding until satisfied of record. This