

EXHIBIT A

ALL that certain piece, parcel or tract of land, with any and all improvements thereon, lying, being and situate on the western side of Pleasantburg Drive (SC Highway 291 Bypass), and on the eastern side of Frederick Street, in the City of Greenville, Greenville County, South Carolina, containing 2.36 acres, more or less, and being shown on a plat entitled "Property and Topographic Survey, McAlister Plaza, Greenville, SC", prepared by Piedmont Engineers & Architects, dated January 28, 1972, and recorded in Plat Book 6-J at Page 60 in the R.M.C. Office for Greenville County, and having according to a more recent plat entitled "Survey for Greenville Financial Assoc., a General Partnership" prepared by R. B. Bruce, R.L.S., dated June 24, 1983, revised August 2, 1983, and recorded in Plat Book _____ at Page _____ in the R.M.C. Office for Greenville County, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western edge of the right-of-way for Pleasantburg Drive (SC Highway 291 Bypass), at the joint corner of the property herein described and the property now or formerly of Main Realty Holding Trust, and running thence along the western edge of the right-of-way for Pleasantburg Drive S. 26-11 W. 313.3 feet to an iron pin; thence N. 48-59 W. 394.6 feet to an iron pin on the eastern edge of the right-of-way for Frederick Street; thence along the eastern edge of the right-of-way for Frederick Street N. 19-40 E. 163.5 feet to an iron pin; thence continuing along the eastern edge of the right-of-way for Frederick Street N. 26-11 E. 51.5 feet to an iron pin, joint corner of the premises herein described and property now or formerly of Main Realty Holding Trust; thence with the line of said Main Realty Holding Trust property S. 63-35 E. 400 feet to an iron pin, the point of beginning.

This conveyance is subject to all restrictions, set back lines, roadways, zoning ordinances, easements and rights-of-way, if any, affecting the above described property.

This is the identical property conveyed to Greenville Financial Associates, a General Partnership, by J. E. Sirrine Company by deed recorded simultaneously herewith.

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