

BRIARCREEK

DECLARATION OF CONDOMINIUM

EXHIBIT A

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

All that certain piece, parcel or tract of land, containing 8.03 acres, more or less, situate, lying and being at the Southeasterly corner of the intersection of Pelham Road and Crescent Ridge Street in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Parcel 1 as shown on plat entitled "Property of Yeargin Properties, Inc.", prepared by Enwright Associates, Engineers, dated July 5, 1972, a copy of which is attached hereto and made a part hereof, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin at the Southwesterly corner of the intersection of Pelham Road and Kelly Court and running thence with the Westerly side of Kelly Court as follows: S. 19-07 E. 27.48 feet and thence S. 37-33 W. 543.78 feet to an iron pin at the joint corner of the premises herein described and Parcel 2(A); thence with the line of said Parcel 2(A) S. 72-42 W. 488.38 feet to an iron pin in the line of property now or formerly known as North Gardens Subdivision, Section 2; thence with the line of said North Gardens Subdivision, Section 2, as follows: N. 10-00 W. 120.3 feet to an iron pin, thence N. 9-57 W. 161.49 feet to an iron pin, thence N. 10-03 W. 78.85 feet to an iron pin, thence N. 9-57 W. 53.75 feet to an iron pin and thence N. 10-03 W. 155 feet to an iron pin on the Southerly side of Crescent Ridge Street; thence with the Southerly side of Crescent Ridge Street as follows: S. 83-09 E. 99.94 feet to an iron pin, thence N. 87-25 E. 342.2 feet to an iron pin, thence N. 79-39 E. 50 feet to an iron pin, thence N. 64-07 E. 50 feet to an iron pin, thence N. 48-35 E. 50 feet to an iron pin, thence N. 40-49 E. 59.9 feet to an iron pin and thence N. 77-03 E. 40.34 feet to an iron pin on the Southerly side of Pelham Road; thence with the Southerly side of Pelham Road as follows: S. 66-43 E. 48.8 feet to an iron pin, thence S. 70-45 E. 100 feet to an iron pin and thence S. 73-54 E. 101 feet to the point of beginning.

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