

EXHIBIT A

BEGINNING at an iron pin on the eastern side of Twelve Oaks Terrace at the joint front corner of Lots No. 9 and 10 and running thence along the common line of said lots, N. 74-20 E., 136.9 feet to an iron pin at the joint rear corner of said lots; thence S. 23-37 W., 176.2 feet to an iron pin on the northern side of a 20 ft. easement; thence along the northern side of said easement, S. 76-35 W., 35.6 feet to an iron pin on the eastern side of Twelve Oaks Terrace; thence along the eastern side of said Terrace, N. 3-25 W., 45 feet to an iron pin; thence continuing along said Terrace, N. 14-58 W., 91 feet to an iron pin, the point of beginning.

ALSO: ALL that piece parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, on the northern side of Old Spartanburg Road and eastern side of Twelve Oaks Terrace, being shown and designated as the major portion of Lots No. 11 and 12 on a revised plat of Twelve Oaks Terrace dated April 11, 1967, prepared by Piedmont Engineers and Architects, recorded in Plat Book 33R at page 31 and a portion of Property shown on Plat of Bob Maxwell Builders, Inc. dated Sept. 9, 1969, recorded in Plat Book 4C at page 167 and described, according to said plats, more particularly, to wit:

BEGINNING at an iron pin on the eastern side of Twelve Oaks Terrace, at the joint front corner of Lots No. 11 and southern side of a 20 ft. easement and running thence N. 76-35 E., 64.3 feet to an iron pin; thence S. 31-42 E., 88.7 feet to an iron pin; thence S. 15-19 E., 145.6 feet to an iron pin on the northern side of Old Spartanburg Road; thence along the northern side of said Road, S. 77-07 W, 50 feet to an iron pin; thence S. 84-52 W., 59-55 feet to an iron pin at the northeastern corner of the intersection of Old Spartanburg Road and Twelve Oaks Terrace; thence N. 49-16 W., 34-85 feet to an iron pin on the eastern side of Twelve Oaks Terrace; thence N. 3-25 W., 80 feet to an iron pin at the joint front corner of Lots No. 11 and 12; thence continuing along said Terrace, N. 3-25 W., 115 feet to the point of beginning.

This conveyance is subject to any and all existing reservations, easements, rights-of way, zoning ordinances and restrictions or protective covenants that may appear of record or on the premises.

(12) 277-2-5, 5.4, 5.5

DERIVATION: Deeds of Frank B. Halter, et al, recorded on September 5th, 1975 in Deed Book 1023, at page 753, and on January 10, 1978 in deed Book 1071, at page 656. The interests of William R. Martin, Thomas R. Martin, and Ed. R. Martin were conveyed by the deed of Thomas L. Martin, M.D., recorded on March 27, 1973 in Deed Book 1076, at page 31.

This conveyance is made subject to the mortgage of Fidelity Federal Savings and Loan Association recorded in Mortgage Book 37A at page 21 having an outstanding principal balance of \$199,427.92.

REC-127 JAN 5 1979 at 12:34 P.M.

1979

REVISION

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