

EXHIBIT "A"

All that certain piece, parcel or tract of land, situate, lying and being on the northwestern side of Ponder Road and U. S. Highway I-85 Interchange, in Greenville County, State of South Carolina, containing 5.50 acres, more or less, and being shown on a plat entitled "Survey for Central Development Corp.", dated June, 1978, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a concrete monument on the northwestern side of Ponder Road at the corner of property of C. T. Wyche, Trustee, and running along the northwestern right of way line of Ponder Road and U. S. Highway I-85 Interchange, the following course and distances: S. 19-23 W. 140.8 feet to an iron pin; S. 21-54 W. 128.2 feet; S. 23-07 W. 140.5 feet; S. 32-28 W. 90.2 feet; S. 50-10 W. 88.7 feet; S. 67-55 W. 87.5 feet; S. 86-03 W. 91.7 feet; N. 84-54 W. 89.3 feet; N. 85-30 W. 49.4 feet; S. 71-37 W. 53.4 feet; S. 57-16 W. 183.48 feet to a concrete monument in line of property now or formerly of American Oil Company; thence with line of property now or formerly of American Oil Company and Waffle House, Inc. N. 25-00 W. 248.2 feet to a concrete monument in line of property of Bowman Transportation, Inc.; running thence with the line of property of Bowman Transportation, Inc. and C. T. Wyche, Trustee, N. 64-00 E. 991.25 feet to the point of beginning.

TOGETHER with the right and easement for ingress and egress from time to time by foot or vehicular traffic, and the right and easement for installation and maintenance of signs and for utilities as from time to time might be necessary or desirable reserved by Grantor in its deed of conveyance to Waffle House, Inc., that deed being dated January 5, 1978, recorded in the R.M.C. Office for Greenville County, S. C. on February 9, 1978 in Deed Book 1073, at Page 446, to be subject to all terms, conditions and provisions thereof. The property which is the subject of this easement is described as follows:

ALL that certain piece, parcel or lot of land, located in the County of Greenville, State of South Carolina, lying and being on the northern side of U. S. Highway I-85 Interchange, and being more particularly described according to a plat entitled "Survey for Waffle House, Inc." by Piedmont Surveyors, dated December 3, 1977, having the following metes and bounds, to-wit:

BEGINNING at a concrete monument on the eastern edge of the right of way of S. C. Highway No. 146 at the joint front corner of property herein described and property now or formerly of Bowman Transportation, Inc. and running thence with the line of property now or formerly of Bowman Transportation, Inc., N. 64 E. 351.93 feet to an iron pin; thence S. 26 E. 35.15 feet to an iron pin; thence S. 64 W. 330.05 feet to an iron pin on the eastern side of the right of way of S. C. Highway No. 146 (Woodruff Road); thence with the eastern side of S. C. Highway No. 146 (Woodruff Road); N. 58 W. 41.3 feet to a concrete monument, the point of beginning.

*The above described property is a part of the land owned by Waffle House, Inc. and is being conveyed to the same by deed dated January 5, 1978, recorded in the R.M.C. Office for Greenville County, S. C. on February 9, 1978 in Deed Book 1073, at Page 446.*

RECORDED JAN 28 1981 at 1:18 P.M.

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