

EXHIBIT A

ALL that piece, parcel or tract of land, with the buildings and improvements thereon, lying and being on the easterly side of the right-of-way of Southern Railroad, also located just to the north of Drayton Avenue, near the City of Greenville, S.C. and having, according to a plat thereof made by R. B. Bruce, Registered Land Surveyor, dated January 28, 1975, entitled Brookline Carpets, Inc., the following metes and bounds, to-wit:

BEGINNING at an iron pin, property now or formerly of Harold Holder, said pin being located in a northerly direction 132 feet, more or less, from the northerly side of Drayton Avenue, and also being located on the easterly side of the right-of-way of Greenville and Northern Railroad, and running thence along said right-of-way, N. 14-18 W. 67.1 feet to an iron pin; thence across said right-of-way N. 37-30 W. to the center of the right-of-way of Southern Railroad; thence along the center of said Southern Railroad right-of-way to the Reedy River; thence along the center of said River on the following course and distances, the same being traverse lines: S. 75-53 E. 48.7 feet; S. 57-36 E. 323.5 feet, S. 53-38 E. 75.7 feet; S. 21-34 E. 202.9 feet; thence S. 14-04 E. 159 feet; thence S. 13-17 E. 77 feet; thence turning and leaving said River, S. 77-21 W. 276.6 feet to the point of BEGINNING.

This is the eastern portion of the property conveyed to W.L. D. Properties, Inc. by deed of Brookline Carpets, Inc., dated May 20, 1980 and recorded on May 27, 1980 in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1126 at Page 491.

PLUS:

All of W.L.D. Properties, Inc.'s right, title and interest in and to that certain easement for ingress and egress 25 feet in width from Drayton Avenue (now Cedar Lane Road) to the boundary of certain property described above.

This is the same easement conveyed by Commercial Affiliates, Inc. to W.L.D. Properties, Inc., by deed dated September 21, 1981 and recorded on September 24, 1981 in the R.M.C. Office for Greenville County, South Carolina in Deed Book 1155 at Page 673.

LESS, however, the basement to the building on the property described above (such basement expressly to be included, however, in the property if Lepofsky and Gaino, or their assigns, shall exercise their Option to Purchase under Paragraph 19 hereof).

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