

EXHIBIT "A"

1138-405

ALL that piece, parcel or tract of land, situate, lying and being in the State of South Carolina, County of Greenville, lying south of Pelham Road being known and designated as Phase I, Section I of a subdivision known as 1200 Pelham prepared by Arbor Engineering, Inc. dated May 9, 1983 being recorded in the RMC Office for Greenville County in Plat Book 9F at Page 77 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point where a private road known as "Shadow Way" intersects with Pelham Road and running thence with the center line of said private road the following courses and distances: S. 7-11 E. 63.21 feet, S. 16-33 W. 77.91 feet, N. 66-33 W. 7.42 feet, thence continuing with said private road, an arc distance of 95.49 feet, the chord of which being S. 1-38 W. 94.4 feet, S. 13-19 E. 211.82 feet, S. 13-40 E. 2.91 feet, thence continuing with said private road an arc distance of 194.34 feet, the chord being S. 39-35 E. 185.16 feet, S. 65-06 E. 190.13 feet to a point in the center of said private road (the courses and distances given are the center line courses and distances of said road but title to the entire road is hereby conveyed, which road has a twenty-five (25') foot right of way); thence S. 24-24 W. 142.84 feet to a point; thence continuing S. 24-24 W. to the center of a creek; thence following the meanders of said creek in a southeasterly direction with the center of said creek being the property line, the traverse lines of which being S. 50-10 E. 104.10 feet to an iron pin; S. 46-38 E. 116.78 feet to an iron pin and S. 58-47 E. 269.42 feet to an iron pin; thence N. 5-56 W. 426.36 feet to an iron pin; thence N. 61-10 W. 225.02 feet to an iron pin; thence S. 70-08 W. 86.19 feet to an iron pin; thence N. 41-49 W. 140.16 feet to an iron pin; thence N. 63-39 W. 119.56 feet to an iron pin; thence S. 78-19 W. 105.97 feet to an iron pin in said private road; thence following the center of said private road in a northerly direction to an iron pin at the intersection of said private road with Pelham the road, the point of beginning. The property in Phase I, Section I, including the private road from its intersection with Pelham Road to its turnaround located near the pool contains a total of 4.16 acres.

This being a portion of the same property conveyed to College Properties, Inc. by deed of B & A Property Company, a General Partnership recorded on August 12, 1982 in the RMC Office for Greenville County in Deed Book 1172 at Page 50.

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