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EXHIBIT A

ALL that certain piece, parcel or tract of land, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, containing approximately 2.788 acres, as shown on a survey for Mortgage Growth Investors, prepared by Piedmont Surveyors, dated June 30, 1983, and having, according to said survey, the following metes and bounds:

BEGINNING at an iron pin located on the northeastern-most corner of said tract, on the line of the right-of-way of University Ridge; thence S 4-00-27 W 413.37 feet to an iron pin located on the right-of-way of Wakefield Street; thence along said right-of-way N 87-03-48 W 263.02 feet to an iron pin located on the right-of-way of President Street; thence along said right-of-way N 1-34-00 W 204.20 feet to a nail; thence N 18-20-33 W 88.50 feet to an iron pin; thence N 4-08-27 E 123.30 feet to an iron pin; thence N 47-07-09 E 13.90 feet to an iron pin on the right-of-way of University Ridge; thence along the right-of-way of University Ridge S 85-55-33 E 306.59 feet to an iron pin, the point of beginning.

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RECORDED SEP 19 1983 at 11:49 A.M.

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