

## EXHIBIT 1-A

That certain piece, parcel or tract of land, together with any improvements thereon, situate, lying and being in the City and County of Anderson, South Carolina, containing 15,806 square feet, and being more fully shown and delineated on a Plat surveyed for Levitt-Pearlstein Investments by Tri-State Surveyors, dated September 22, 1983 and recorded in the Office of the Clerk of Court for Anderson County in Plat Book \_\_\_\_\_ at Page \_\_\_\_\_; said property having the following courses, metes, measurements and boundaries as shown on the aforesaid Plat, to-wit:

Beginning at an iron located at the northwesternmost corner of the subject property, said iron being located at the eastern corner of the intersection of Broad Street and North Main Street; thence from said point of beginning along the southern boundary right-of-way for Broad Street N 71° 00' E for a distance of 110.75' (feet) to an iron, thence turning and running along property shown on the aforesaid Plat as now or formerly Mrs. Jessie K. Brinson S 18° 15' E for a distance of 140.10' (feet) to an iron, thence turning and running along property shown on the aforesaid Plat as now or formerly Spur Distributing Co. S 71° 00' W for a distance of 114.10' (feet) to an iron, which iron is located on the eastern boundary right-of-way for North Main Street; thence turning and running along said eastern boundary of the right-of-way for North Main Street N 18° 14' W for a distance of 34.45' (feet) to an X in the curb of said right-of-way; thence continuing along said right-of-way N 16° 25' W for a distance of 105.80' (feet) to an iron, this being the point of beginning.

ALSO:

All personal property and fixtures of every kind, now owned or hereafter acquired by Mortgagor, now or hereafter located in, upon or under the real estate described above.

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