

1207-860

EXHIBIT "A"

10/11

DEMISED PREMISES:

The Parcel of land outlined as "Demised Premises", Exhibit "B", annexed hereto upon which is erected a store building ["The Building"] containing the "Demised Premises" of approximate dimensions of 60 feet of frontage with a depth of 139 feet, or an overall area of approximately 8,340 square feet.

ENTIRE PREMISES:

All that certain piece, parcel or tract of land, containing 11.68 acres, more or less, situate, lying and being at the Southwesterly corner of the intersection of Parker Road and Cedar Lane Road, near the City of Greenville, County of Greenville, State of South Carolina, as shown on a plat entitled "Property of Irvine Philpot" prepared by Webb Surveying & Mapping Co., dated November, 1970, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 41 at page 97, and have, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Southerly side of Cedar Lane Road at the joint front corner of the premises herein described and property now or formerly of C. W. Wood and running thence with the line of said Wood property S. 45-13 W. 1077.6 feet to a point in or near the center of a stream; thence with the center of said stream, having traverse lines as follows: S. 35-30 E. 230.7 feet to an iron pin, and thence S. 39-35 E. 33.5 feet to an iron pin at the joint corner of the premises herein described and property now or formerly of Chapman; thence with the line of said Chapman property as follows: N. 48-40 E. 915 feet to an iron pin, thence S. 64-52 E. 251.2 feet to an iron pin, thence S. 65-58 E. 100.2 feet to an iron pin, thence S. 21-48 W. 100 feet to an iron pin and thence S. 83-25 E. 208.5 feet to an iron pin on the Westerly side of Parker Road; thence with the Westerly side of Parker Road N. 11-50 W. 456.4 feet to a pole; thence with the Southerly side of Cedar Lane Road, the chords and distances of which are as follows: N. 73-40 W. 103.4 feet to an iron pin, thence N. 71-28 W. 100 feet to an iron pin, thence N. 69-33 W. 100 feet to an iron pin, thence N. 67-15 W. 100 feet to an iron pin, thence N. 66-07 W. 60 feet to an iron pin and thence N. 64-44 W. 48.6 feet to the point of beginning.

ALSO

All that certain piece, parcel or tract of land, containing 2.16 acres, more or less, situate, lying and being on the Westerly side of Parker Road near the City of Greenville, County of Greenville, State of South Carolina, as shown on plat entitled "Property of H. A. Chapman", prepared by Enwright Associates, dated June 30, 1971, revised December 22, 1971, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4M at page 95, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Westerly side of Parker Road at the joint front corner of the premises herein described and property now or formerly of I. H. Philpot and running thence with the line of property now or formerly of Chapman S. 78-02 W. 280 feet to an iron pin; thence continuing with the line of said Chapman property N. 68-37 W. 431.6 feet to an iron pin in the line of property now or formerly of I. H. Philpot; thence with the line of said Philpot property as follows: N. 48-34 E. 250 feet to an iron pin, thence S. 64-58 E. 251.2 feet to an iron pin, thence S. 65-59 E. 100.2 feet to an iron pin, thence S. 21-14 W. 99.95 feet to an iron pin and thence S. 83-33 E. 208.3 feet to the point of beginning.

Both parcels hereinabove described are the same leasehold interests heretofore conveyed to Grantor's predecessor by merger Yorktown Development Corporation (see Articles of Merger recorded in Deed Book 977 at page 323) by Buck Mickel by assignment dated December 24, 1971 and recorded in Deed Book 935 at page 65 in the Office of the Clerk of Court for Greenville County, South Carolina.

0.86

4328 W. 2