EXHIBIT A

P.O. B. a 1835 Greenville, S.C. 29602 VOL 1227 PLSE 39: O

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STATE OF SOUTH CAROLINA

GREENVILLE

COUNTY OF

ESTOPPEL AFFIDAVIT

Francis X. Tedesco and Sally A. Tedesco, Husband and Wife, being first duly and separately sworn, each for himself and herself, deposes and says:

That they are the identical parties who made, executed and delivered that certain deed to Union Home Loan Corporation dated October 24th, 1984, conveying the following described property, to-wit:

ALL that certain piece, parcel or lot of land, together with buildings and improvements thereon, lying on the southern side of Earle Street in the City of Greenville, Greenville County, South Carolina, being shown and designated as Lot No. 10 and the greater portion of Lot No. 11 on plat of the Property of Florida S. Miller, dated April, 1919 made by R. E. Dalton, Engineer, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book E at Page 99, and having, according to said plat such metes and bounds as shown thereon.

This being the same property conveyed to the Grantors herein by deed of Jerry C. Queen dated December 19, 1979 and recorded December 20, 1979 in the RMC Office for Greenville County, South Carolina in Deed Book 1117 at Page 702.

That the aforesaid deed was an absolute conveyance of the title to said premises to the Grantee named therein in effect as well as in form, and was not and is not now intended as a mortgage, trust conveyance, or security of any kind, and that possession of said premises has been surrendered to the said grantee; cancellation of all debts, obligations, costs and charges heretofore existing under and by virtue of the terms of that certain mortgage heretofore existing on the property therein and heretofore described executed by Francis X. Tedesco and Sally

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