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EXHIBIT A

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ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Abbeville, containing 272.71 acres of land as shown on a plat of J.E.A. Branyon Estate, Abbeville County, South Carolina, prepared by Robert R Spearman, Surveyor, dated February, 1974, and recorded in the Office of the Clerk of Court, Abbeville County, South Carolina, in Plat Book 26, Page 76, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a rock on the east side of a County Road near Keowee Baptist Church and running across the road in a northwest direction, N. 37-04 W., alongside the property now or formerly owned by Hanks, 1,388.9 feet to an iron pin; thence continuing N. 36-23 W., 1,199.3 feet to an IPO; thence N. 78-46 E., 110.8 feet to an iron pin; thence continuing N. 34-30 E., 665.0 feet to an iron pin; thence N. 66-19 W., 792 feet to an IPO; thence N. 45-13 E., 679.2 feet to an IPO; thence N. 46-39 W., 426.4 feet to an IPO; thence N. 30-13 E., alongside property now or formerly owned by C. F. Sayer, 574.2 feet to an iron pin; thence S. 34-15 E., 1,197.2 feet to an iron pin; thence S. 34-16 W., 433.6 feet to an iron pin; thence S. 72-59 E., 594 feet to a pin; thence continuing S. 74-44 E., 848.5 feet to an iron pin; thence N. 75-44 E., 541.9 feet to an iron pin; thence S. 58-22 E., 1,350.4 feet to an iron pin in the center of a County Road; thence N. 26-42 E., 534.1 feet to an iron pin in the center of said County Road; thence S. 57-00 E., alongside property now or formerly owned by Don Ashley, 2,077 feet to an iron pin; thence S. 42-00 E., 1,271.2 feet to an iron pin; thence S. 49-15 W., alongside property now or formerly owned by Branyon, 1,041.5 feet to an iron pin; thence S. 20-50 W., 100.0 feet to an iron pin; thence S. 86-36 W., 303.6 feet along the branch line to a pin; thence continuing along the branch line the following metes and bounds; N. 09-47 W., 296 feet to a pin; thence N. 66-35 W., 158.1 feet to a pin; thence N. 06-32 W., 194.1 feet to a pin; thence N. 77-47 W., 118 feet to a pin; thence N. 54-26 W., 251.5 feet to a pin; thence N. 39-28 W., 205.4 feet to a pin; thence N. 58-58 W., 198.9 feet to an iron pin, the end of the branch line; thence N. 47-22 W., 334.6 feet to an iron pin; thence N. 43-03 W., 260 feet to an iron pin; thence N. 26-03 W., 560.3 feet to an iron pin; thence S. 47-27 W., alongside property now or formerly owned by Branyon, 1,388.0 feet to an IPO; thence N. 42-53 W., 834.0 feet alongside property of Keowee Baptist Church, to the eastern side of the County Road; thence S. 33-54 W., 181.8 feet to a rock, the point of beginning.

RECORDED JAN 9 1985 at 4:47 P.M.

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