

EXHIBIT "A"

Description of Premises:

All that certain piece, parcel or tract of land, with all improvements thereon, containing 3.49 acres, situate, lying and being on the Southwestern side of Laurens Road in the City of Greenville, County of Greenville, State of South Carolina, and having according to a plat entitled "Survey for Crown Inns of America, Inc.", dated August 3, 1973, revised August 17, 1973, prepared by Carolina Surveying Co., the following metes and bounds to-wit:

BEGINNING at an iron pin on the Southwestern side of U. S. Highway 276 (Laurens Road), said iron pin being the corner of property of Griffin, et al, and property of Indun Realty, Inc.; thence, S 67-58 W 210 feet to the point of beginning for the description of this property; thence, S 26-56 E 152.7 feet to an iron pin; thence, N 59-06 E 216.4 feet to an iron pin on the Southwestern side of U.S. Highway 276 (Laurens Road); thence with Laurens Road, S 30-46 E 30 feet to an iron pin; thence turning and running, S 59-06 W 218.3 feet to an iron pin; thence, S 26-56 E 113.4 feet to an iron pin at a point in the common line of this property and property of Exxon Corporation (formerly Esso); thence turning and running with the common line of this property and property now or formerly of Vaughn, S 74-09 W 566.8 feet to an iron pin, corner of Vaughn property and property herein described; thence, N 23-09 W 234.2 feet to an iron pin, corner of property of Griffin, et. al. and property herein described; thence along the common line of property of Griffin, et al and property herein described, N 67-58 E 542.8 feet to the point of beginning.

This is a portion of the property conveyed to Indun Realty, Inc. by deeds recorded in Deed Book 966 at Page 553 and Deed Book 966 at Page 172 in the RMC Office for Greenville County, South Carolina.

The following portion of the property described above is subject to a perpetual nonexclusive right of way and easement for ingress and egress from U. S. Highway 276 held by Dutch Pantry, Inc., its successors and assigns, said right of way and easement for ingress and egress to be used in common with Indun Realty, Inc. and Crown Inns of America, Inc., their successors and assigns, said property being more specifically described as follows:

BEGINNING at an iron pin on the Southwestern side of Laurens Road at a point 120 feet in a Southeasterly direction along Laurens Road from the joint corner of property of Indun Realty, Inc. and property of Griffin, et al and running thence, S 59-06 W 216.4 feet to a point; thence, S 26-56 E 30 feet to a point; thence turning and running, N 59-06 E 218.3 feet to a point on the Southwestern side of Laurens Road; thence with Laurens Road, N 30-46 W 30 feet to the point of beginning.