

EXHIBIT A

All that certain piece, parcel or tract of land, together with improvements thereon, situate, lying and being on the eastern side of Richardson Street and on the western side of Laurens Street, in the City of Greenville, Greenville County, South Carolina, and having the following metes and bounds according to plat entitled "Portion of property leased by Greenville Plaza Associates" dated December 14, 1973, by Campbell and Clarkson Surveyors, Inc.

BEGINNING at an iron pin on the eastern right-of-way of Richardson Street, which iron pin is located N. 21-06 E. 117 feet from the point of intersection of the eastern right-of-way of Richardson Street and the northern right-of-way of West Washington Street, and from said point of beginning running thence with the eastern right-of-way of Richardson Street N. 21-06 E. 121.25 feet to a point; thence continuing with said right-of-way N. 20-25 E. 58.57 feet to a point; thence continuing with said right-of-way N. 20-08 E. 68.99 feet to a point; thence leaving said street right-of-way and running S. 68-12 E. 200.9 feet to a point on the western right-of-way of Laurens Street; thence with the western right-of-way of Laurens Street S. 22-12 W. 123.8 feet to a point; thence continuing with said right-of-way S. 21-09 W. 119.94 feet to a point; thence leaving said street right-of-way and running N. 69-51 W. 196.77 feet to an iron pin on the eastern right-of-way of Richardson Street, being the point of beginning.

Subject to an easement in favor of Duke Power Company under agreement between The Peoples National Bank, Greenville, South Carolina and Duke Power Company dated April 19, 1972, recorded May 1, 1972 in Deed Book 942, Page 299.

A portion of the above-described premises is owned by Bankers Trust of South Carolina, N.A. in fee simple; as to the remaining portions, Bankers Trust of South Carolina, N.A. owns three separate 99-year leasehold estates as described in the following leases:

- (a) Lease Agreement between The Peoples National Bank, Greenville, South Carolina, and Alexander B. Meyers, et al, dated September 1, 1970, memorandum of which is recorded in Deed Book 900, Page 513, Greenville County RMC Office;
- (b) Lease Agreement between The Peoples National Bank, Greenville, South Carolina, and Bill B. Bozeman, et al, dated September 21, 1970, memorandum of which is recorded in Deed Book 900, Page 509, Greenville County RMC Office; and
- (c) Lease Agreement between The Peoples National Bank, Greenville, South Carolina, and Grace Charles Martin, et al, dated November 25, 1970, memorandum of which is recorded in Deed Book 903, Page 464, Greenville County RMC Office.

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