

EXHIBIT "A"

1313 504

Tract I

ALL that piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, Austin Township, as shown on a plat entitled "Property of Rocky Creek Realty Co.", prepared by Piedmont Engineers, Architects and Planners, dated September 29, 1973, and recorded in the R.M.C. Office of Greenville County in Plat Book SF at Page 61, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the eastern side of the right-of-way of U. S. Highway 276 at the joint corner of subject property and property now or formerly owned by the C. F. Sauer Co.; thence along the line of said property of C. F. Sauer Co. N. 15-13 E. 195.49 feet to an iron pin; thence N. 15-11 E. 500.24 feet to an iron pin, said iron pin being located along the center line of the 200 foot right-of-way of Seaboard Coast Line Railroad which traverses the western portion of subject property; thence N. 15-12 E. 384.0 feet to an iron pin located on the southwestern side of the right-of-way of Old Mill Road; thence along said right-of-way S. 61-14 E. 391.17 feet to an iron pin; thence S. 58-56 E. 370.15 feet to an iron pin; thence along the line of property formerly owned by Louise L. Coleman S. 31-31 W. 627.62 feet to an iron pin located at a branch; thence following said branch as the line, the traverse of which is as follows: S. 13-28 E. 138.75 feet to an iron pin, thence S. 13-30 E. 299.57 feet to an iron pin, thence S. 21-40 E. 113.35 feet to an iron pin, thence S. 43-45 E. 164.30 feet to an iron pin located at said branch and on the line of property formerly owned by Hettie S. Gresham; thence along the line of said property of Gresham S. 40-04 W. 268.52 feet to an iron pin located on the line of other property now or formerly owned by the C. F. Sauer Co.; thence along the line of said property of the C. F. Sauer Co. N. 50-20 W. 658.70 feet to an iron pin; thence S. 79-25 W. 31.64 feet to a railroad spike in the center line of the aforesaid railroad right-of-way; thence S. 79-25 W. 88.65 feet to a railroad spike located within the aforesaid railroad right-of-way and on the eastern side of the right-of-way of said U. S. Highway 276; thence along said right-of-way of U. S. Highway 276 N. 11-40 W. 108.31 feet to an iron pin; thence continuing along said highway right-of-way N. 13-10 W. 229.35 feet to an iron pin, the point of beginning.

This property, and the lien of this mortgage, are subject and subordinate to the following purchase money mortgages, as to those portions of the property described in said mortgages:

- (1) Mortgage of Madge L. Paris, recorded in Mortgage Book 1201 at Page 118, having an outstanding principal balance of \$53,723.33.
- (2) Mortgage of Charles A. Leopard and Carrie Lee Leopard, recorded in Mortgage Book 1291 at Page 124, having an outstanding principal balance of \$53,723.33.
- (3) Mortgage of Millard F. Adams and Amy L. Adams, recorded in Mortgage Book 1291 at Page 121, having an outstanding principal balance of \$53,723.33.

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