

EXHIBIT A

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All that piece, parcel or lot of land lying and being in the City of Greenville, County of Greenville, State of South Carolina and being shown as 12.08 acres on a plat prepared by W. R. Williams, Jr., Engineer, entitled "Property of U. S. Shelter Corporation - Orchard Park Property" by survey dated December 15, 1982 and last revised June 28, 1983, and having according to said survey the following metes and bounds, to-wit:

Beginning at an iron pin on the northern side of Orchard Park Drive which pin is 535.9 feet east from the intersection of Haywood Road and Orchard Park Drive and running thence N 8-06 W 265.2 feet to an iron pin; thence running along property of Watson's Orchard N 84-07 E 910.1 feet to an iron pin; thence running with property of U. S. Shelter S 22-53 E 228.6 feet to an iron pin; thence S 5-25 E 130 feet to an iron pin; thence S 15-50 W 143 feet to an iron pin; thence S 35-45 W 428 feet to an iron pin on the north side of Orchard Park Drive; thence running along Orchard Park Drive, N 53-57 W 677 feet to an iron pin; thence N 57-32 W 95.7 feet; thence N 69-33 W 55.4 feet to the point of beginning.

Also, a perpetual nonexclusive easement for drainage, drainage retention and sewer servicing purposes on and across that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, as it is more fully shown on a plat prepared by W. R. Williams, Jr., as referenced above, and having according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin located on the North Eastern right of way of Orchard Park Drive, said pin being located 1,685.43 feet east from the intersection of Orchard Park Drive and Haywood Road and proceeding N 42-40 E 210.0 feet to an iron pin; thence N 84-28 E 29.0 feet to a point; thence N 5-32 W, 55.0 feet to a point; thence N 47-20 W 146.0 feet to a point; thence S 42-40 W 217.0 feet to a point; thence N 61-28 W 162.44 feet to a point said point being located on the Southeastern property line of Orchard Park Apartments and running thence with said line S 35-45 W 49.0 feet to a point located on the right of way of Orchard Park Drive, said line being joint line with 12.08 acre tract described above; thence with said right of way of Orchard Park Drive S 53-57 E, 321.43 feet to an iron pin, said pin being the point of beginning.

This is a portion of the property conveyed to U.S. Shelter Corporation from American Service Corporation by deed dated and recorded May 10, 1983 in Deed Volume 1197 page 998.