

Greer, South Carolina

EXHIBIT "A"

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I. PROPERTY DESCRIPTION

ALL that tract or parcel of land in Chick Springs Township, Greenville, County, S.C., located one mile Northwest of Greer, S.C., on the North side of U.S. Super Highway No. 29, shown as Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14, on plat of property made for A.S. Bass (dec.) and C.A. Groce by H.L. Dunahoo, Surveyor, June 23, 1947, recorded in the R.M.C. Office for Greenville County, S.C., in Plat Book KK, at Page 147, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North side of the U.S. Super Highway No. 29, at the edge of the Highway right of way, front corner of Lot No. 10 and the C.A. Groce property, and runs thence N. 27-05 W., 195 feet along the Groce property to an iron pin; thence N. 32-15 W., 160 feet to an iron pin on the South side of Conway Drive; thence S. 60-15 W., 177 feet along the South side of Conway Drive to an iron pin; thence S. 24-35 E., 136 feet to an iron pin; thence S. 67-30 W., 50 feet to an iron pin; thence S. 27-05 E., 195 feet to the edge of said U.S. Super Highway No. 29 right of way; thence N. 67-30 E., 250 feet along the North side of said U.S. Super Highway No. 29 right of way to the beginning corner.

Being and intended to be the same property conveyed to Melvale Realty Corporation by deed of City Sales, Inc., dated August 20, 1963, recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 730 at Page 297 on August 20, 1963.

II. TITLE MATTERS

1. Greenville county ad valorem property taxes for the year 1984, and subsequent years, which are liens, but not yet due and payable.
2. Such state of facts as would be shown by an accurate, up-to-date survey and on-site inspection of the subject premises.
3. Applicable zoning ordinances, if any, affecting the above described property.
4. Right-of-way for U. S. Super Highway No. 29 to the extent, if any, that it encroaches upon the subject property.