

EXHIBIT A

Legal Description

All that piece, parcel or tract of land containing 4.79 acres, more or less, with all improvements thereon, situate, lying and being on the northeastern side of Best Drive, in the County of Greenville, State of South Carolina, being shown and designated on a plat entitled "Welcome Arms", recorded in the RMC Office for Greenville County in Plat Book 4-W, at page 56, and having, according to a more recent plat entitled "Property of Capital Growth Corporation", prepared by C.C. Jones, dated January 24, 1984, recorded in said RMC Office in Plat Book 10-A, at page 90, the following metes and bounds:

BEGINNING at an iron pin on the northeastern side of Best Drive, which iron pin is located 411 feet, more or less, in a southerly direction from the intersection of Best Drive and Old Easley Bridge Road and running thence N. 60-50 E. 129.91 feet to an iron pin; thence S. 89-16 E. 482.67 feet to an iron pin; thence S. 00-48 W. 181.91 feet to an iron pin; thence S. 49-07 W. 159.93 feet to an iron pin; thence S. 22-30 W. 382.29 feet to an iron pin on the northeastern side of Best Drive; thence with the northeastern side of Best Drive N. 29-15 W. 667.66 feet to the point of beginning.

ALSO: A right of way over and across the tract of land adjoining the above tract, at its northeast corner, and being shown on plat entitled "Sanitary Sewer Easement, Greenville County, State of South Carolina", in Plat Book 4-W, page 57 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Welcome Road Extension 822 feet more or less, east of the eastern side of Best Drive, and running thence S. 00o 31' W. 384.3 feet to an iron pin; thence along the property now or formerly of Welcome Arms S. 89o 47' E. 15 feet to an iron pin; thence N. 00o 31' E. 384.3 feet to an iron pin on Welcome Road extension; thence along said Road N. 88o 04' W. 15 feet to the point of beginning.

EXCEPTIONS:

1. Mortgage to Travelers Rest Federal Savings & Loan Association, recorded in the office of the RMC for Greenville County in Mortgage Book 1389 at page 481 on February 17, 1977.
2. Mortgage from Tanglewood Townhomes, a Limited Partnership to William C. Freeman, Trustee in the original amount of \$1,095,000.00, recorded in the aforesaid records in Mortgage Book 1534 at page 90, on March 3, 1981; said mortgage was assigned to Something Else Partnership by Assignment dated June 22, 1981, recorded in Book 1550, at page 927 on August 25, 1981, and thereafter assigned by Something Else Partnership to the South Carolina National Bank by Assignment dated August 7, 1981, and recorded in Book 1550, at page 929, on August 25, 1981.
3. Mortgage to Tanglewood Townhomes, a Limited Partnership dated January 25, 1984 and recorded January 27, 1984 in Mortgage Book 1645 at page 724 in the RMC Office for Greenville County, South Carolina.
4. Easement to Southern Public Utilities Company recorded in aforesaid records in Deed Book 155 at page 439.
5. Sanitary sewer easement as shown on plat recorded in Plat Book 4-W, page 56 & 57.
6. Financing State 77-01623: Debtor, Tanglewood Manor Apartments, a South Carolina General Partnership; Secured Party, Travelers Rest Federal Savings & Loan Association.
7. Rights of Tenants in possession.
8. Agreement between William C. Freeman, Trustee, and Tanglewood Townhomes, a Limited Partnership, recorded in the aforesaid records in Mortgage Book 1534 at page 105 on March 3, 1981.

32136