

All that certain piece, parcel or tract of land, together with all the improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the southern side of Pelham Road containing 18.80 acres and being shown and delineated on plat entitled "As Built Survey for Pelham Place", prepared by W.R. Williams, Jr., South Carolina Registered Professional Engineer and Land Surveyor No. 3979, dated November 21, 1984, described as follows:

Beginning at an iron old on the south right-of-way line of Pelham Road (66 foot right-of-way) 241.8 feet southeast along the south right-of-way line of Pelham Road from the intersection of the south right-of-way line of Pelham Road with the projected centerline of Boiling Springs Road; thence running along the south right-of-way line of Pelham Road the following courses and distances: south 70 degrees 21 minutes east 635.2 feet to a point; south 70 degrees 31 minutes east 281.4 feet to a point; south 70 degrees 48 minutes east 100.2 feet to a point; south 71 degrees 21 minutes east 100.2 feet to a point; south 71 degrees 51 minutes east 100.3 feet to a point; south 73 degrees 14 minutes east 100.3 feet to a point; south 73 degrees 58 minutes east 100.3 feet to a point and south 74 degrees 54 minutes east 66.0 feet to an iron old; thence leaving the south right-of-way line of Pelham Road south 04 degrees 40 minutes west 456.3 feet along the property now or formerly of John W. Freeman, III and property now or formerly of William R. Timmons, Jr. to an iron old; thence south 54 degrees 36 minutes west 114.1 feet to a point; thence north 85 degrees 30 minutes west 596.2 feet along property now or formerly of Coordinated Financial Services to a point; thence south 07 degrees 18 minutes west 113.1 feet along property now or formerly of Coordinated Financial Services to a point; thence north 62 degrees 00 minutes west 190.0 feet along property now or formerly of Coordinated Financial Services to a point; thence north 33 degrees 13 minutes west 733.0 feet along property now or formerly of Coordinated Financial Services to a point; thence north 14 degrees 55 minutes west 374.0 feet along property now or formerly of Coordinated Financial Services to the POINT OF BEGINNING.

TOGETHER WITH a non-exclusive, perpetual easement and right to use the existing storm sewer and sanitary sewer presently located on property adjoining the aforescribed property on the southeast, said sanitary sewer easement being 25 feet in width, 12-1/2 feet on each side of the center line of said sanitary sewer.

TOGETHER WITH a license and right to use the jogging trails, volleyball court and picnic grounds presently located on property adjoining the property first hereinabove described on the west and south; provided, however, this license and right shall terminate upon the bona fide commencement of construction of dwellings or other development on the property affected by this license and right to use, or on December 1, 2005, whichever first occurs.

The property herein conveyed is a part of the same property conveyed to Pelham Place General Partnership herein by deed from CFS Financial Corp., a Utah corporation, formerly known as Coordinated Financial Services, dated of even date herewith and recorded or to be recorded in the RMC Office for Greenville County, South Carolina.

EXHIBIT A