

E X H I B I T A

ALL that piece, parcel or lot of land situate, lying and being in the City of Greer, Chick Springs Township, Greenville County, South Carolina, and having according to a plat of property of Eugene W. Bettis, dated September 11, 1975, and prepared by John A. Simmons, Reg. L.S. and recorded in the RMC Office for Greenville County in Plat Book 5-0, page 18, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the northwestern corner of the intersection of Main St. and West Poinsett St. (formerly Emma St.), and running thence along the northeastern side of Poinsett St. N. 58-23 W. 72.5 feet to a cross in concrete; thence continuing with West Poinsett St. N. 73-10 W. 134.06 feet to a cross in concrete at the northeastern corner of the intersection of West Poinsett St. and Few St.; thence with southeastern side of Few St. N. 32-03 E. 200 feet to a new iron pin; thence leaving Few St. and running S. 67-10 E. 219.75 feet to an iron pin at the back edge of a sidewalk on the northwestern side of North Main St.; thence with Main St. S. 36-22 W. 200 feet to an iron pin (cross in concrete), the point of BEGINNING.

ALSO: An easement and license for ingress and egress and the license to any and all areas designated as parking areas situate on the property bounded by West Poinsett St., Few St., Church St. and North Main St. The purpose of the license and easement granted hereby is to grant to the lessee, its employees, invitees and customers to use the property described for parking and access to and from the property leased herein to the lessee. Landlord shall not erect any barrier and impediment whatsoever that would prevent or hinder free access and this license and easement shall run with the land and binding upon the lessor, his heirs and assigns. The lessor agrees to execute a license or easement agreement as may be necessary upon the request of the bank.