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EXHIBIT A

MCDANIEL PLACE CONDOMINIUMS
HORIZONTAL PROPERTY REGIME
DECLARATION OF CONDOMINIUM

The fee simple title to the premises hereinafter described is submitted to Condominium regime pursuant to the "Horizontal Property Act of South Carolina" subject only to the easements, rights of way and agreements hereinafter set forth immediately following the legal description of said premises.

ALL that certain piece, parcel or tract of land containing 1.21 acres, more or less, situate, lying and being at the intersection of McDaniel Avenue and University Ridge in the City of Greenville, County of Greenville, State of South Carolina being known and designated as "Property of Yeargin Properties, Inc." as shown on that certain plat of property prepared by Piedmont Engineers, dated May 11, 1977, a copy of which is recorded in Plat Book 6C at page 36 in the RMC Office for Greenville County, South Carolina and expressly incorporated herein and having according to said plat the following metes and bounds:

BEGINNING at an iron pin near the intersection of the right of way for McDaniel Avenue and University Ridge and running thence S. 6-42 W. 25 feet to an X on a rock in the creek; thence S. 8-33 W. 64.16 feet to an iron pin; thence S. 51-34 W. 46.53 feet to an iron pin; thence S. 75-25 W. 43.5 feet to an iron pin; thence S. 75-32 W. 54.96 feet to an iron pin; thence N. 27-54 W. 69.05 feet to an iron pin; thence N. 46-58 W. 35.35 feet to an iron pin; thence S. 60-00 W. 32.8 feet to an iron pin; thence N. 6-29 W. 190.16 feet to an iron pin; thence N. 16-07 W. 42 feet to an iron pin; thence N. 71-17 E. 12 feet to an iron pin; thence N. 77-17 E. 55 feet to an iron pin; thence S. 61-53 E. 35 feet to an iron pin; thence S. 53-46 E. 155.32 feet to an iron pin; thence S. 33-48 E. 76.8 feet to an iron pin at the point of beginning.

The within conveyance is made subject to all rights of way and easements of record affecting the premises hereinabove described and as more particularly shown on the aforesaid plat. The within conveyance is further made subject to all other rights of way, easements and restrictions necessary to effectuate the purposes and objectives set forth in the within Declaration of Condominium for McDaniel Place Condominiums.

The within conveyance and Declaration of Condominium (Master Deed) is hereby made subject to the terms of those certain unrecorded leases with respect to Units 2A and 2B.

This is the same property conveyed to the Sponsor herein by deed of T. C. Threatt, et al., dated April 7, 1977 and recorded in the RMC Office for Greenville County in Deed Book 1054 at Page 328.

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