

## EXHIBIT A

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ALL that certain piece, parcel or tract of land situate, lying and being near the Town of Fountain Inn in the County of Greenville, State of South Carolina, containing 36.26 acres, more or less, as shown on a plat prepared by Piedmont Engineers, Architects & Planners, Greenville, S. C., dated April 27, 1977, entitled "Beaunit II Inc., Fountain Inn, South Carolina", said plat being recorded in the Office of the Register of Mesne Conveyance, Greenville County, South Carolina, in Plat Book \_\_\_\_\_ at Page \_\_\_\_\_ and having, according to said plat, the following metes and bounds, courses and distances, to wit:

BEGINNING at a point on the Northwestern side of Georgia Road in the center line of the Charleston & Western Carolina (C.&W.C.) Railway and running thence along the Northwestern side of Georgia Road N. 58-14 E. 591.6 feet to an iron pin; thence continuing along the Northwestern side of Georgia Road N. 56-28 E. 170.4 feet to an iron pin; thence leaving Georgia Road N. 63-37 W. 1,055.39 feet to an iron pin; thence N. 65-41 W. 499.35 feet to an iron pin; thence S. 23-34 W. 402.6 feet to an iron pin; thence S. 52-56 W. 946.5 feet to an iron pin, which iron pin is offset 20 feet from the center line of a ditch, the center line of said ditch constituting the Southwest boundary of the premises herein conveyed; thence along a traverse line lying to the Northeast of said ditch S. 64-01 E. 102.8 feet; thence continuing with said traverse line S. 32-22 E. 498.6 feet to a point at the intersection of the center line of the said ditch and the center line of the Charleston & Western Carolina (C.&W.C.) Railway; thence along the center line of the Charleston & Western Carolina (C.&W.C.) Railway the following courses and distances N. 72-20 E. 600.3 feet; N. 72-57 E. 100 feet; N. 74-21 E. 99.18 feet; N. 76-18 E. 100.05 feet; N. 78-21 E. 100 feet; N. 80-18 E. 100 feet; N. 82-23 E. 100.02 feet; N. 84-25 E. 100.09 feet; N. 86-14 E. 55.1 feet to the beginning corner.

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Included within the above described property is a thirty (30') foot right-of-way of the Charleston & Western Carolina (C.&W.C.) Railway, and this conveyance is made subject to such right-of-way. The original established right-of-way of said Railway was Two Hundred (200') feet in width, One Hundred (100') feet of which was with subject premises. Said Railway, by deed dated December 11, 1950, recorded in the RMC Office of Greenville County in Deed Book 427 at Page 277, quit-claimed to the owner of subject property at that time all of the Railway's right, title and interest in and to the seventy (70') foot strip which constitutes the difference between the original 100 foot right-of-way and the present 30 foot right-of-way.

(CONTINUED ON NEXT PAGE)

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