

CHICAGO TITLE INSURANCE COMPANY

AFFIDAVIT TO BE SIGNED BY SELLER OR MORTGAGOR IN CONNECTION WITH TITLE INSURANCE POLICY TO BE ISSUED BY CHICAGO TITLE INSURANCE COMPANY

State of South Carolina

County of _____

)
)
)

The undersigned, being first duly sworn, deposes and says that:

I am a citizen of the United States, of legal age and have never been known by any other name than that set out below; except (If none, state "none." If known by another name, give name and dates known as same):

I have owned the property described as follows:

See Exhibit A herein.

and now being sold or mortgaged by me continuously for ____ years last past, and my enjoyment thereof has been peaceable and undisturbed and the title to said property has never been disputed or questioned to my knowledge, nor do I know of any facts by reason of which the title to, or possession of, said property might be disputed or questioned, or by reason of which any claim to any of said property might be asserted adversely to me;

Delete if	)	Said property is vacant, unimproved, and unoccupied, and my right to possession of said property has
premises	)	never been challenged.
are)	
improved)	

No proceedings in bankruptcy have ever been instituted by, or against me, and I have never made an assignment for the benefit of creditors;

I know of no action or proceeding relating to said property which is now pending in any state or federal court in the United States, nor do I know of any state or federal judgment or any federal lien of any kind or nature whatever which now constitutes a lien or charge upon the above-described real property;

Delete	)	There are no tenancies, leases, or other occupancies except (if none, state "none"):
if)	
premises)	
are	)	There are no unpaid bills or claims for labor or services performed or material furnished or delivered
vacant	)	during the last twelve months for alterations, repair work or new construction on the above-described
	)	property, except (if none, state "none"):
)	
	)	The building was completed more than ____ years ago;
)	
	)	There are no chattel mortgages, conditional sales contracts, security agreements, financing statements,
	)	retention of title agreements, or personal property leases affecting any materials, fixtures, appliances,
	)	furnishings, or equipment placed upon or installed in or upon the said real property or the improvements
	)	thereon, and all plumbing, heating, lighting, refrigerating, and other equipment is fully paid for, including
	)	all bills for the repair thereof, except as follows (if none, state "none"):
)	
)	
)	
)	

I know of no contract for the making of repairs or improvements on said premises except as follows (if none, state "none"):

I have not been divorced except as follows (if none, state "none"):

My business and home addresses during the past ten years have been as follows:

Business addresses:

Home addresses:

The undersigned hereby consents to the audit of the closing attorney's escrow accounts as well as the review of the closing file by Chicago Title Insurance Company.

This affidavit is given to induce Chicago Title Insurance Company to issue its title insurance policy or policies. **In the event of the falsity of any of these statements which leads to a title objection or in the event of a title objection arising from the date of the title commitment through the recording date, I agree to promptly defend, remove, bond or otherwise dispose of such title objection and to hold harmless and indemnify Chicago Title Insurance Company and its agent against all expenses, costs and attorneys fees which may arise therefrom. My obligations hereunder shall be in addition to and not in limitation of any warranty given to a purchaser or lender.**

GIVEN under ____ hand and seal this ____ day of _____, 20____.

_____(SEAL)

SUBSCRIBED and sworn to before me this
____ day of _____, 20____.

_____(SEAL)
Notary Public for South Carolina
My Commission Expires:

EXHIBIT A

LEGAL DESCRIPTION