Schedule B, Part I

Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

 **a) Warranty Deed from to conveying the land described under Schedule A herein.**

 **b) Mortgage from to in the amount of $ , secured by the land described in Schedule A herein.**

5. We must be furnished with a copy of SCID 3601 executed pursuant to Section 37-75-960 S.C. Code of Laws 1976, as amended, and an executed Notice of Availability of Title Insurance Pursuant to S.C. Insurance Department regulation R-69-18. Vol. 25A of S.C. Code of Laws 1976, as amended.

 6. Seller's/Owner's Affidavit & Indemnity executed by current owner(s) of the land on a form to be supplied by the Company stating that there have been no improvements to the land within the past 90 days which could give rise to a construction lien and that there are no accounts or claims pending and unpaid which could constitute a lien against the land. The affidavit will also state that affiant has no knowledge of any natural person or legal entity who has or could have a claim of right, interest or lien adverse to the Insured.

 7**.** Requirements