



Investors Title Insurance Company

P.O. Drawer 2687
Chapel Hill, North Carolina 27515-2687

MANUFACTURED HOUSING AFFIDAVIT

STATE OF SOUTH CAROLINA

COUNTY OF _____

TO BE COMPLETED BY OWNER/SELLER

NOW COMES THE UNDERSIGNED, and after being duly sworn deposes and says:

1. **THAT** _____ (hereinafter called "Affiant") is the owner of the following described manufactured or mobile home, and that title to said manufactured or mobile home is held in the Affiant's name:

Serial Number(s) _____

And is the owner of a certain tract or parcel of land located at _____ (or attach description);

(Mobile home is defined as "a portable unit designed and built to be towed on its own chassis, comprised of a frame and wheels, connected to utilities, and designed without a permanent foundation for year-round residential use." The term "mobile home" shall also include units in two or more separately towable components designed to be joined into one integral unit for use, and capable of being separated into components for repeated towing. It may also include two units which may be joined, on site, into a single residential unit. SC Code Annot. §12-43-230. A manufactured home is "a 'mobile home' as defined by law or a structure, transportable in one or more sections, which (a) in the traveling mode is eight body feet or more in width, or forty body feet or more in length, or (b) when erected on site, is three hundred twenty or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained in it." SC Code Annot. §56-19-500(4)).

2. **THAT** said manufactured or mobile home was purchased by Affiant on _____ from _____ whose address is _____

3. **THAT** Affiant has no knowledge of any liens or security interests against said manufactured or mobile home; or states there are liens and security interests as follows: _____

4. **THAT** the wheels, axles and towbar of the manufactured or mobile home described herein have been permanently removed from said manufactured or mobile home;

5. **THAT** the manufactured or mobile home described herein has been placed on and affixed to a permanent foundation located on the real property so as to constitute a part of said real property described herein;
a. That permanent underpinning, roofing, porches, patios, and other permanent structures, if any, have been added to the manufactured or mobile home and real property described herein;
b. That the manufactured or mobile home has been connected to water, sewer and other utilities serving the property described herein;
c. That the manufactured or mobile home is assessed and taxed as a real property improvement;
d. That the Affiant expressly states that the manufactured or mobile home described herein is permanently affixed to the real property described herein so as to constitute a part of said real property and that the title certificate is to be retired in accordance with applicable law.

6. **THAT** the Affiant makes this Affidavit to Investors Title Insurance Company as part of the consideration and to induce Investors Title Insurance Company to provide a Loan Policy and/or Owner's Policy securing the real property described herein and the undersigned agrees to indemnify and hold harmless Investors Title Insurance Company, the lender, the closing or examining attorney, the manufacturer and/or other interested party, if the above-affirmed statements are incorrect.

IN WITNESS WHEREOF, the undersigned have set their hands this the _____ day of _____, 20_____.

_____(SEAL) _____(SEAL)

State of _____ County of _____

The foregoing instrument was acknowledged before me this _____ by _____.

Notary Public My commission expires: _____