

MORTGAGE DEED

Location: _____ Date: _____

PARTIES:

Mortgagor (Borrower) Name: _____

Mortgagor Address: _____

Mortgagee (Lender) Name: _____

Mortgagee Address: _____

RECITALS:

WHEREAS, Mortgagor is justly indebted to Mortgagee in the principal amount set forth below, and Mortgagor desires to secure the payment of said indebtedness by mortgage upon the Property described herein.

MORTGAGE AGREEMENT:

1. Definitions: In this Mortgage, the term "Property" means the real property described below, including all improvements, fixtures, and appurtenances.
2. Grant of Mortgage: Mortgagor hereby grants to Mortgagee a mortgage lien on the Property to secure the payment of the indebtedness evidenced by the promissory note or notes executed by Mortgagor in favor of Mortgagee, including principal, interest, fees, costs, and expenses.
3. Property Description: The Property subject to this Mortgage is legally described as follows: (Insert legal description here)
4. Debt Secured: This Mortgage secures the payment of the indebtedness in the principal amount of _____ USD and all other sums advanced or to be advanced by Mortgagee for protection or preservation of the Property.
5. Payment Terms: Mortgagor promises to pay the indebtedness according to the terms of the promissory note executed by Mortgagor contemporaneously herewith.
6. Insurance: Mortgagor shall keep the Property insured against loss or damage by fire or other hazards, casualty, and contingencies as required by Mortgagee.
7. Taxes and Assessments: Mortgagor shall pay all taxes, assessments, and other charges levied against the Property before they become delinquent to prevent any lien from arising superior to this Mortgage.
8. Maintenance and Preservation: Mortgagor shall maintain the Property in good condition and repair and shall not commit waste or permit impairment or deterioration.
9. Default: Upon default in the payment of the indebtedness or any other term of this Mortgage, Mortgagee may declare all sums secured hereby immediately due and payable and exercise all rights and remedies granted by law or equity.

10. Foreclosure: Mortgagee may initiate foreclosure proceedings to enforce the lien created by this Mortgage according to applicable law.

11. Release: Upon full payment and performance of the obligations secured hereby, Mortgagee shall release this Mortgage and execute any documents necessary to evidence such release.

12. Assignment: Mortgagee may assign its interest in this Mortgage without the consent of Mortgagor.

13. Governing Law: This Mortgage shall be governed by and construed in accordance with the laws of the state in which the Property is located.

14. Notices: All notices shall be in writing and delivered by hand, certified mail, or nationally recognized courier to the addresses set forth above or as otherwise designated.

15. Severability: If any provision is found invalid or unenforceable, the remaining provisions shall continue in full force.

16. Entire Agreement: This document constitutes the entire agreement between the parties with respect to the subject matter hereof.

17. Execution: This Mortgage may be executed in counterparts and delivered electronically or by PDF, each considered an original.

MORTGAGOR'S SIGNATURE

MORTGAGEE'S SIGNATURE

Signature: _____

Signature: _____

Printed Name: _____

Printed Name: _____

Date: _____

Date: _____

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