

MORTGAGE

PARTIES

This Mortgage is entered into this ____ day of _____, _____ between [names of mortgagors] (Mortgagors), of [mortgagors' address] and [name of the Mortgagee] (Mortgagee), with an office for the conduct of its business located at [mortgagee's address].

The Mortgagors promise and agree as follows:

TRANSFER OF RIGHTS IN THE PROPERTY

1. The Mortgagors hereby mortgage to the Mortgagee the Property described in the Mortgage. The Mortgagors can lose the Property for failure to keep the promises in this Mortgage. This Mortgage creates a legally enforceable lien upon the Property.

OBLIGATION SECURED BY THE MORTGAGE

2. This Mortgage is given for new consideration to secure the obligations set forth in a [name of security document being referenced] dated [date of security document], between the Mortgagors and the Mortgagee, in the total amount of \$[principal amount of loan], payable as follows:

[details of mortgage payments]

This Mortgage shall also secure any and all additional extensions, renewals, and modifications of the obligations evidenced with respect to or under the [security document].

PROPERTY MORTGAGED

3. The Property mortgaged (the "Property") by the Mortgagors to the Mortgagee is:

Situated in the Township of [township], Count of [county] and State of Ohio; and described as follows:

[description of property]

Prior instrument reference: [volume & page], Deed Records, [county], Ohio, Recorder's Office.

THIS Mortgage is given as additional collateral security for the [security document], and also any other obligation(s) of the Mortgagors to the Mortgagee in any form or fashion whatsoever, and shall also secure all improvements now or hereafter existing on the Property and all easements, rights, appurtenances, rents, royalties, minerals, oil, and gas rights and profits, water rights, and all fixtures located thereon or associated therewith.

PAYMENT

4. The Mortgagors will the principal sum remaining from time to time unpaid with interest thereon at the rate of [interest rate] percent (___%) per annum in monthly instalments of [monthly payments] Dollars (\$_____) each (which includes principal and interest) commencing the [date of first payment] and on the ____ day of each and every month to and including the [maturity date], when the balance of the aforesaid principal sum and interest and all other monies secured hereunder shall become due and payable. All interest in arrears to become principal and to bear interest at the rate aforesaid, payable at the times, in the manner and at the place hereinbefore provided for the payment of interest, from the time the same becomes due and payable. And in the case that the sums hereby secured or any part thereof be not paid at the time or times above set forth for payment thereof, the Mortgagors will, so long as such sums or any part thereof remain unpaid or owing on the security hereof, or during the continuance of this security, pay interest from day to day as hereinbefore provided on the said sums or so much thereof as shall for the time remain due, owing or unpaid during the continuance of this security. Provided that in

the event of any default being made in the payment of any instalment of interest secured under this Mortgage, the same shall thereupon become part of the principal hereby secured and shall bear interest from the time when the same became due at the rate aforesaid, and on each day when any instalment of interest falls due hereunder in each and every year until the whole of the said principal and interest secured hereby is fully paid and satisfied, all sums of money, whether interest or otherwise then due and remaining unpaid shall become principal and bear interest at the rate aforesaid. And the Mortgagors covenant that the taking of a judgment or judgments under any of the covenants herein contained shall not operate as a merger of the said covenants or affect the right of the Mortgagee to interest at the above rate on any moneys due or owing to the Mortgagee during the continuance of this security under any of the covenants herein contained or on any judgment to be recovered thereon.