

MORTGAGE DEED

THIS INDENTURE, made as of the ____ day of _____, ____, by and between:

[NAME(S) OF MORTGAGOR(S)] (the "Mortgagor")
of [address of Mortgagor]

and:

[NAME OF MORTGAGEE] (the "Mortgagee")
of [address of Mortgagee]

AMOUNT OF LIEN:

WHEREAS Mortgagor is justly indebted to Mortgagee in the sum of **[PRINCIPAL AMOUNT IN WORDS] DOLLARS (\$[principal amount])** (the "Principal Sum") and has agreed to pay the same, with interest thereon, according to the terms of a certain note (the "Note") given by Mortgagor to Mortgagee, which is attached hereto as Exhibit A.

DESCRIPTION OF PROPERTY SUBJECT TO LIEN:

NOW THEREFORE in consideration of the premises and the sum set forth above, and to secure the payment of the Secured Indebtedness as defined herein, and also to secure the performance of all of the terms, covenants, agreements, conditions and extensions of the Note and this Mortgage, Mortgagor by these presents does hereby grant, bargain, sell and convey unto Mortgagee, with mortgage covenants, the property located at [street address of property being mortgaged], more particularly described as:

[legal description of property]

Together with all buildings situated thereon and all improvements and fixtures now and hereafter forming a part thereof;

Together with all the common elements appurtenant to any parcel, unit or lot which is all or part of the Premises; and

ALL the foregoing encumbered by this Mortgage being collectively referred to herein as the "Premises";

TO HAVE AND TO HOLD the Premises hereby granted to the use, benefit and behalf of the Mortgagee, forever. Provided, however, that if Mortgagor shall promptly pay or cause to be paid to Mortgagee, at its address listed in the Note, or at such other place, which may hereafter be designated by Mortgagee, its successors or assigns, with interest, the Principal Sum with final maturity, if not sooner paid, as stated in the Note unless amended or extended according to the terms of the Note executed by Mortgagor and payable to the order of Mortgagee, then these presents shall cease and be void, otherwise these presents shall remain in full force and effect.

COVENANTS OF MORTGAGOR

Mortgagor covenants and agrees with Mortgagee as follows:

- (a) *Secured Indebtedness.* This Mortgage is given as security for the Note and also as security for any and all other sums, indebtedness, obligations and liabilities of any and every kind arising, under the Note or this Mortgage, as amended or modified or supplemented from time to time, and any and all renewals, modifications or extensions of any or all of the foregoing (all of which are collectively referred to herein as the "Secured Indebtedness"), the entire Secured Indebtedness being equally secured with and having the same priority as any amounts owed at the date hereof.