

**MORTGAGE Long Form**

Return to: (enclose self-addressed envelope)

Name:

Address:

This Instrument prepared by:

Name:

Address:

Property Appraisers Parcel Identification

(Folio Number(s)):

Grantee(s) S.S. # (s)

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

# *This Mortgage*

Executed the \_\_\_\_\_ day \_\_\_\_\_ A.D. 20 \_\_\_\_ by

*hereinafter called the Mortgager to:*

*hereinafter called the Mortgagee:*

(Whenever used herein the terms "mortgager" and "mortgagee" shall include singular and plural, all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

*Witnesseth*, that for good and valuable considerations, and also in consideration of the aggregate sum named in the promissory note of even date herewith, hereinafter described, the mortgagor hereby grants, bargains, sells, aliens, remises, conveys and confirms unto the mortgagee all the certain land of which the mortgagor is now seized and in possession situate in \_\_\_\_\_ County, State of \_\_\_\_\_, viz:

*To Have and to Hold* the same, together the tenements, hereditaments and appurtenances thereto belonging, and the rents, issues and profits thereof, unto the mortgagee, in fee simple.

*And* the mortgagor conveys with the mortgagee that the mortgagor is indefeasibly seized of said land in fee simple: that the mortgagor has good right and lawful authority to convey said land aforesaid; that the mortgagor will make such further assurances to perfect the fee simple title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free and clear of all encumbrances.

*Provided Always*, that if said mortgagor shall pay unto said mortgagee the certain promissory note hereinafter substantially copies or identified, to wit:

*And shall perform, comply with and abide by each and every of the agreements, stipulations, conditions and covenants thereof, and of this mortgage, then this mortgage and the estate hereby created shall cease, terminate and be null and void.*

*And* the mortgagor hereby further covenants and agrees to pay promptly when due the principal and interest and other sums of money

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provided for in said note and this mortgage, or either; to pay all and singular the taxes, assessments, levies, liabilities, obligations and encumbrances of ever nature on said property; to permit, commit or suffer no waste, impairment or deterioration of said land or the improvements thereon at any time; to keep the buildings now or hereafter on said land fully insured in a sum of not less than \_\_\_\_\_ in a company or companies acceptable to the mortgagee, the policy or policies to be held by, and payable to, said mortgagee, and in the event any sum of money becomes payable by virtue of such insurance the mortgagee shall have the right to receive and apply the same to the indebtedness hereby secured, accounting to the mortgagor for any surplus; to pay all costs, charges, and expenses, including lawyer's fees and title searches, reasonably incurred or paid by the mortgagee because of the failure of the mortgagor to promptly and fully comply with the agreements, stipulations, conditions and covenants of said note and this mortgage, or either; to perform, comply with and abide by each and every of the agreements stipulations, conditions and covenants of said note and this mortgage, or either. In the event the mortgagor fails to pay when due any tax, assessment, insurance premium or other sum of money payable by virtue of said note and mortgage, or either, the mortgagee may pay the same, without waiving or affecting the option to foreclose or any other right hereunder, and all such payments shall bear interest from the date thereof at the highest lawful rate then allowed by the laws of the State of \_\_\_\_\_.

If any sum of money referred to be not promptly paid within \_\_\_\_\_ days next after the same becomes due, or if each and every of the agreements, stipulations, conditions and covenants of said note and this mortgage, or either, are not fully complied with and abided by, then the entire sum mentioned in said note, and this mortgage, or the entire balance unpaid thereon, shall forthwith or thereafter, at the option of the mortgagee, become and be due and payable, anything in said note or herein to the contrary notwithstanding. Failure by the mortgagee to exercise any of the rights or options herein provided shall not constitute a waiver of any rights or options under said or this mortgage accrued or thereafter accruing.

In Witness Whereof, the said Mortgagor has hereunto signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

\_\_\_\_\_  
Witness Signature (as to first Mortgagor)

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Witness Signature (as to first Mortgagor)

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Witness Signature (as to Co-Mortgagor, if any)

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Witness Signature (as to Co-Mortgagor, if any)

\_\_\_\_\_  
Printed Name

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared \_\_\_\_\_

Known to me to be the person \_\_\_\_\_ described in and who executed the foregoing instrument, who acknowledged before me that \_\_\_\_\_ executed the same, and an oath was not taken. (Check one:  Said person(s) is/are personally known to me.  Said person(s) provided the following type of identification: \_\_\_\_\_.

NOTARY RUBBER STAMP SEAL

Witness my hand and official seal in the County and State last afore-said this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_\_.

\_\_\_\_\_  
Notary Signature

\_\_\_\_\_  
Printed Name