

MORTGAGE AGREEMENT

Location: _____ Effective Date: _____

Parties:

Lender (Mortgagee): _____

Borrower (Mortgagor): _____

Property Description:

Legal Description: _____

Address: _____

Loan Terms:

Principal Amount: _____ USD

Interest Rate: _____ % per annum

Payment Schedule: _____

Maturity Date: _____

Mortgage Grant:

Borrower hereby grants and conveys to Lender a security interest in the Property described above, including all buildings, improvements, fixtures, and appurtenances, to secure the repayment of the Loan and the performance of Borrower's obligations under this Mortgage Agreement.

Covenants and Agreements:

1. Borrower shall pay the Loan in accordance with the terms set forth herein.
2. Borrower shall maintain the Property in good condition and repair.
3. Borrower shall keep the Property insured against loss or damage by fire and other hazards.
4. Borrower shall pay all taxes, assessments, and other charges against the Property when due.
5. Borrower shall not commit waste or permit impairment or deterioration of the Property.
6. Borrower shall promptly notify Lender of any condition adversely affecting the Property or Borrower's ability to perform.

Default:

Upon Borrower's default in the payment or performance of any obligation under this Mortgage Agreement, Lender may declare the entire unpaid balance of the Loan immediately due and payable and exercise all rights and remedies available under applicable law, including foreclosure of the security interest in the Property.

Foreclosure and Remedies:

Lender shall have the right to foreclose this Mortgage by judicial or non-judicial proceedings as permitted by law. Lender may also pursue any other remedies available to secure satisfaction of the indebtedness secured hereby.

Release and Discharge:

Upon payment in full of all sums secured by this Mortgage, Lender shall execute and deliver to Borrower a release of this Mortgage in recordable form.

Miscellaneous:

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

Severability: If any provision of this Mortgage is invalid or unenforceable, the remaining provisions shall remain in full force and effect.

Notices: All notices shall be in writing and deemed given when delivered personally or sent by certified mail, return receipt requested, or nationally recognized overnight courier, to the addresses set forth herein or such other address as a party may designate.

Amendments: Any modification or amendment to this Mortgage Agreement must be in writing and signed by both parties.

Counterparts: This Mortgage Agreement may be executed in counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument.

LENDER'S SIGNATURE

BORROWER'S SIGNATURE

Signature: _____

Signature: _____

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