**CANCELLATION OF REAL ESTATE MORTGAGE**

KNOWN ALL MEN BY THESE PRESENTS:

 I/We,\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_,

 (State the full name of the Mortgagee/Lender or Authorized Representative; If juridical entity, State the full name and authorized signatory)

Filipino/doing business within the Philippines, of legal age, single/married to \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, with residence/principal address at \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, having received the full consideration of the amount of\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ PESOS (P\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_), to me

 (principal loan amount plus interest/s)

in hand paid by the MORTGAGOR/BORROWER \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_,

 (State the full name of the Mortgagee/Lender or Authorized Representative; If juridical entity, State the full name and authorized signatory)

Filipino/doing business within the Philippines, of legal age, single/married to \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, with residence/principal address at \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, hereby by these presents forever RELEASE AND CANCEL that certain mortgage of real estate with all the improvement thereon, covered by Original/Transfer/Condominium (OCT/TCT/CCT) No. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, registered in the Register of Deeds of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, a parcel of land with an area of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ SQUARE METERS (\_\_\_\_\_\_\_sq. m.) or more particularly described as follows:

# TCT NO.

(TECHNICAL DESCRIPTION OF THE PROPERTY - Indicate the Lot No., Block No., Plan No. for Land Properties/Unit Description for Condominium/Parking Units)

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which real estate mortgage executed on \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 20\_\_\_\_ by the said MORTGAGEE/LENDER and MORTGAGOR/BORROWER before Notary Public \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ as per his/her Notarial Register Document No.\_\_\_\_\_\_\_\_\_, Page No. \_\_\_\_\_\_\_, Book No. \_\_\_\_\_\_\_\_, Series of 20\_\_\_\_\_\_, and was duly was registered and annotated with Entry/EPEB (Electronic Primary Entry Book) No. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, of the Register of Deeds of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_.

IN WITNESS WHEREOF, I have hereunto set my hand this \_\_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 20\_\_\_\_, in \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, Philippines.

 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 (Full name and signature of

 the Mortgagee/Lender or

 Authorized Representative)

With marital consent:

 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 (Full name and signature of the

 the Mortgagee’s/Lender’s Spouse)

SIGNED IN THE PRESENCE OF:

 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**ACKNOWLEDGMENT**

REPUBLIC OF THE PHILIPPINES

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_) S.S.

 BEFORE ME, a Notary Public for and in \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, this \_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 20\_\_\_\_\_\_, personally appeared the following:

 Name Proof of Identity Date and Place Issued

known to me to be the same persons who executed the foregoing instrument, and acknowledged that the same is/are his/her/their free act and voluntary deed.

 This instrument consisting of \_\_\_\_\_\_\_\_\_\_\_\_ (\_\_\_\_) pages, including wherein this acknowledgment is written, has been signed by the parties and their instrumental witnesses on each and every page and on the space provided for their signature, and relates to \_\_\_\_\_\_\_\_\_\_\_\_\_ (\_\_\_\_\_) parcels of land.

 WITNESS MY HAND AND SEAL, at \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, on this \_\_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 20\_\_\_\_\_\_.

 NOTARY PUBLIC

Doc. No. \_\_\_\_\_\_\_;

Page No.\_\_\_\_\_\_\_;

Book No. \_\_\_\_\_\_;

Series of 20\_\_\_\_\_.

(Note: Consular Notary/Apostille if document was executed and notarized outside the Philippines should be attached as Annex “\_\_\_\_\_”;

Also, attach a copy of the title to be marked as Annex “\_\_\_\_”)