**REAL ESTATE MORTGAGE**

KNOWN ALL MEN BY THESE PRESENTS:

 This REAL ESTATE MORTGAGE (REM), made and executed in \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, Philippines, by and between:

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_,

 (State the full name of the mortgagor/borrower if natural person. If juridical entity, state full name and authorized signatory)

 of legal age, single/married to\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, Filipino/doing business within the Philippines, and with residence/principal address at \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, hereinafter referred to as the

 (State the complete address)

 MORTGAGOR/BORROWER,

(If the mortgagor/borrower has an authorized representative, a Special Power of Attorney/Board Resolution/Secretary’s Certificate must be attached as Annex “\_\_\_\_”)

* in favor of –

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_,

 (State the full name of the mortgagor/borrower if natural person. If juridical entity, state full name and authorized signatory)

 of legal age, single/married to\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, Filipino/doing business within the Philippines, and with residence/principal address at \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, hereinafter referred to as the

 (State the complete address)

MORTGAGEE/LENDER,

(If the mortgagee/lender has an authorized representative, a Special Power of Attorney/Board Resolution/Secretary’s Certificate must be attached as Annex “\_\_\_\_”)

WITNESSETH THAT:

 This agreement is entered into by the parties for the purpose of obtaining a loan in the sum of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ PESOS (P \_\_\_\_\_\_\_\_\_\_\_\_\_\_), Philippine currency, to be paid by the MORTGAGOR/BORROWER, do hereby convey, by way of MORTGAGE, unto the said MORTGAGEE/LENDER, his/her/their heirs and assigns, that a certain parcel of land, together with all the buildings and improvements thereon, situated in \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 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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of which real property, the MORTGAGOR is the registered owner in accordance with the provisions of the Presidential Decree No. 1529 (PD 1529) or the Property Registration Decree, as evidenced by Original/Transfer/Condominium (OCT/TCT/CCT) No. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, registered at the Register of Deeds of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, with an area of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ SQUARE METERS (\_\_\_\_\_\_\_\_ sq. m.);

 WHEREAS, the MORTGAGOR/BORROWER shall not dispose or transfer the said parcel of land without the knowledge and consent of the MORTGAGEE/LENDER;

 WHEREAS, in the event of default by the MORTGAGOR/BORROWER, the obligation to pay the above-mentioned consideration shall be payable with interest. The failure to pay the principal loan obligation with interest will subject the MORTGAGEE/LENDER to file a Petition for Extrajudicial or Judicial Foreclosure of Mortgage in accordance with the provisions of Act 3135 and/or of the Rules of Court;

 PROVIDED, HOWEVER, that if the MORTGAGOR/BORROWER shall pay or cause to be paid to said MORTGAGEE/LENDER, his/her/their heirs or assigns, the sum of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ PESOS (P\_\_\_\_\_\_\_\_\_\_\_), to be paid within a period of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (\_\_\_\_\_\_\_\_) years/months from and after the execution of this REAL ESTATE MORTGAGE, together with the interest thereon at the rate of \_\_\_\_\_\_\_\_\_\_\_ percent (\_\_\_\_\_\_%) per annum/month, then this mortgage shall be discharged and of no effect;

 OTHERWISE, this REM shall remain in full force and shall be enforceable in the manner provided for by the law.

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

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

 (Full name and signature of (Full name and signature of

 the Mortgagor/Borrower or the Mortgagee/Lender or

 Authorized Representative) Authorized Representative)

With marital consent:

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

 (Full name and signature of the (Full name and signature of the

 Mortgagor’s/Borrower’s Spouse) 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 “\_\_\_\_”)