



Ohio Revised Code Section 5302.12 Mortgage form.

Effective: February 1, 2002

Legislation: House Bill 470 - 124th General Assembly

A mortgage in substance following the form set forth in this section, when duly executed in accordance with Chapter 5301. of the Revised Code, has the force and effect of a mortgage to the use of the mortgagee and the mortgagee's heirs, assigns, and successors, with mortgage covenants and upon the statutory condition, as defined in sections 5302.13 and 5302.14 of the Revised Code, to secure the payment of the money or the performance of any obligation specified in the mortgage. The parties may insert in the mortgage any other lawful agreement or condition.

"MORTGAGE

_____, _____ (marital status), of _____
(current mailing address), for _____ Dollars paid, grant(s), with mortgage covenants, to
_____, of _____ (current mailing address), the following real property:

(Description of land or interest in land and encumbrances, reservations, and exceptions, if any.)

(A reference to the last recorded instrument through which the mortgagor claims title. The omission of the reference shall not affect the validity of the mortgage.)

This mortgage is given, upon the statutory condition, to secure the payment of _____
dollars with interest as provided in a note of the same date.

"Statutory condition" is defined in section 5302.14 of the Revised Code and provides generally that, if the mortgagor pays the principal and interest secured by this mortgage, performs the other obligations secured by this mortgage and the conditions of any prior mortgage, pays all the taxes and assessments, maintains insurance against fire and other hazards, and does not commit or suffer waste, then this mortgage shall be void.

_____, wife (husband) of the mortgagor, releases to the mortgagee all rights of



dower in the described real property.

Executed this _____ day of _____

(Signature of Mortgagor)

(Execution in accordance with Chapter 5301. of the Revised Code)"