

# DEED OF SALE WITH MORTGAGE

KNOW ALL MEN BY THESE PRESENTS:

This DEED OF SALE WITH MORTGAGE, made and executed by and between (*Full name of vendor*), Filipino, of legal age, single (*or married to \_\_\_\_\_*), with residence and post-office address at \_\_\_\_\_, hereinafter called the VENDOR-MORTGAGEE, and (*Full name of vendee*), Filipino, of legal age, single (*or married to \_\_\_\_\_*), with residence and post-office address at \_\_\_\_\_, hereinafter called the VENDEE-MORTGAGOR, **Witnesseth:**

That the VENDOR-MORTGAGEE is the owner in fee simple of a certain parcel of land together with all the buildings and improvements thereon, situated in \_\_\_\_\_, his title thereto being evidence by Transfer (*or Original*) Certificate of Title No. \_\_\_\_\_ of the Registry of Deeds of \_\_\_\_\_ which land is more particularly described as follows, to wit:

(*Description of land*)

That for and in consideration of the sum of \_\_\_\_\_ PESOS (P\_\_\_\_\_), Philippine currency, of which amount the sum of \_\_\_\_\_ PESOS (P\_\_\_\_\_) has been paid by the VENDEE-MORTGAGOR and receipt whereof is hereby acknowledged by the VENDOR-MORTGAGEE, the said VENDOR-MORTGAGEE does hereby SELL, TRANSFER, and CONVEY unto the said VENDEE-MORTGAGOR the above-described real estate together with all the buildings and improvements thereon, free from all liens and encumbrances whatsoever;

That it is hereby agreed and stipulated that the UNPAID BALANCE of \_\_\_\_\_ PESOS (P\_\_\_\_\_), Philippine currency, of which amount the sum of \_\_\_\_\_ PESOS (P\_\_\_\_\_) shall be paid by the VENDEE-MORTGAGOR to the VENDOR-MORTGAGEE at the latter's residence, as follows, to wit:

(*here state manner of payment*)

That, in order to guarantee the fulfillment of the above obligations, the VENDEE-MORTGAGOR does hereby MORTGAGE unto the VENDOR-MORTGAGEE, his heirs and assigns, the real estate herein above described, together with all the buildings and improvements thereon, under the express stipulation that if the said VENDEE-MORTGAGOR shall well and truly pay or cause to be paid unto the VENDOR-MORTGAGEE the aforesaid obligations, then this MORTGAGE shall be of no further force and effect; otherwise, the same shall remain in full force and effect and shall be enforceable in the manner prescribed by law.

**IN WITNESS WHEREOF**, the parties hereto have hereunto set their hands this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_, in \_\_\_\_\_, Philippines.

\_\_\_\_\_

(*Vendor-Mortgagee*)

\_\_\_\_\_

(*Vendee-Mortgagor*)

Signed in the presence of:

\_\_\_\_\_

\_\_\_\_\_

**REPUBLIC OF THE PHILIPPINES)**

**CITY/MUNICIPALITY OF \_\_\_\_\_) SS.**

## ACKNOWLEDGMENT

BEFORE ME, a Notary Public for and in the (Province/City/Municipality) of \_\_\_\_\_, personally appeared \_\_\_\_\_ with Community Tax Certificate No. \_\_\_\_\_ issued on \_\_\_\_\_ at \_\_\_\_\_ (and Tax Identification No. (T.I.N.) \_\_\_\_\_), known to me and to me known to be the same person who executed the foregoing instrument which (he/she) acknowledged to me as (his/her) free and voluntary act and deed, consisting of only \_\_\_\_\_ (\_\_\_\_) page/s, including this page in which this Acknowledgement is written, duly signed by (him/her) and (his/her) instrumental witnesses on each and every page hereof.

WITNESS MY HAND AND SEAL this \_\_\_\_\_ at \_\_\_\_\_, Philippines.

**NOTARY PUBLIC**

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

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

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

**Series of \_\_\_\_\_;**