

Prepared by and Return to:
INTEGRITY BAIL BONDS, INC.
ATTN: Todd H. James
13585 49th St. North
Clearwater, FL 33762
(727) 592-0744

MORTGAGE AGREEMENT

At the request of _____

(the undersigned) and upon the security hereof, U.S. SPECIALTY INSURANCE COMPANY of Florida located at 1000 NW 14th St. Miami, FL 33136 (the Surety) has arranged, executed, or contained an appearance bond, numbered _____

dated _____, for _____ (Principal). Said bond is in the sum of _____ Dollars(\$ _____) and is posted in the Circuit/County Court of PINELLAS County, Florida.

For ten dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned (jointly and severally, if more than one) absolutely and unconditionally covenant, promise, undertake, agree and bind themselves, their legal representatives, successors, and assigns as follows:

1. That the undersigned will have the aforesaid Principal forthcoming before the court named in said bond, or in the event of a bindover, the Court to which bound, at the time therein fixed, or as provided by law, and from day to day and term to term thereafter, as may be ordered by such court.
2. That the undersigned will at all times indemnify and hold harmless the Surety from and against every and all loss, claims, demands, liability, cost, charge, counsel fee, expense, suit, order, judgment, or adjudication which the Surety shall or may for any cause at any time, directly or indirectly, sustain or incur by reason or in consequence of the execution or continuance of said bond and every bond executed in sub-situation for said bond, with or without the consent of the undersigned. This indemnity shall include (but not be limited to) bond estreatures and forfeitures, judgments, court costs, sheriff's fees, attorney fees, suit orders and adjudications, recording or filing fees, reward offerings, investigative expenses reasonably incurred in the Principal's apprehension, and return to proper custody. The undersigned shall place the Surety in funds to meet every such loss, cost, and expense before the Surety is required to pay the same.
3. That the undersigned guarantee the payment of every premium on the bond described above promptly when due without first requiring the Surety to proceed against the Principal.
4. To secure the payment and performance of every obligation described herein, the undersigned hereby grant convey, and mortgage to the Surety all of the following described real property:

5. The undersigned fully warrant fee simple title to said property, shall pay the obligations of every nature thereupon promptly when due, and shall defend the same against the claims and demands of all persons. The undersigned shall insure said property in form and amount satisfactory to the Surety with a loss payable clause in favor of the Surety.

6. If any sum referred to herein remains unpaid ten (10) days after the same becomes due, such payment shall be considered in default and bear interest at the highest rate allowed by law. The Surety may then foreclose this agreement, notwithstanding any exemption which may be available by law, and shall be entitled to recover forthwith any deficiency which may occur.

7. The holder of this obligation shall have the sole option, if the laws of the applicable jurisdiction so allow, to select the location or venue of the proceedings to accelerate, enforce, foreclose, or sue under the terms of the obligation and these documents.

8. Upon default of this obligation, all rents, payments, and proceeds which inure to the benefit of the property owner shall be deemed to be immediately assigned to the benefit of the surety and shall be applied against the obligations of the above referenced bond.

9. The undersigned waive all notices and demands and shall pay all cost of collection incurred by the Surety in connection herewith, whether suit be brought or not, including attorney fees, appellate attorney fees, and collection agency fees. The Surety may discuss any default with the present or future employers of any of the undersigned.

10. The term "Surety" shall include this Surety and every Surety Company on the bonds referred to herein and their agents, co-sureties, re-insurers, successors, and assigns. The rights given to the Surety herein shall be in addition to any rights which the Surety may have under separate agreements or applicable law.

11. The acquiescence of the Surety in any default by the undersigned shall not constitute a waiver of such default. If any provision of this agreement is void or unenforceable under the law, this agreement shall not be void but shall be construed and enforced as though such provision was omitted. The singular form used herein shall include the plural form, where applicable, and vice versa.

12. The Surety is authorized to secure an investigative consumer report and information from any credit reporting agency or other source pertaining to the undersigned's character and/or financial condition whether the undersigned be in default or not. Every person, firm, and corporation furnishing the Surety with such information in good faith is hereby released from all damages and liability.

13. Any default of any mortgage on any property pledged as collateral on this bond shall permit the Surety to surrender the Principal without return of premium.

SIGNED, SEALED AND DELIVERED at INTEGRITY BAIL BONDS, INC., 13585 49th St. North / Clearwater, FL 33762, this ____ day of _____ A.D., 2011.

Witness

Obligor Signature

Printed Name of Witness

Printed Name of Obligor

Witness

Obligor Signature

Printed Name of Witness

Printed Name of Obligor

STATE OF FLORIDA, COUNTY OF PINELLAS

I hereby certify that on this day, before me, an officer duly authorized in the State and County aforesaid, personally appeared to me known to be the person(s) described in and who executed the foregoing instrument and who thereupon acknowledged to me that he/she/they executed the same.

Signature of Notary Public