Palmetto Surety Corporation

MORTGAGE AGREEMENT

At the request of _____ (the "Mortgagor(s)" or "Undersigned") and upon the security hereof, Palmetto Surety Corporation, 75 Port City Landing, Suite 130, Charleston, SC 29464 (the "Surety"), has arranged, executed, or continued an appearance bond, Bond No. _____, dated _____, for _____ (the "Principal"), in the amount of _____ Dollars ($_____), posted in the _____ Court of _____, State of Connecticut. For ten dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Undersigned, jointly and severally if more than one, absolutely and unconditionally covenant, promise, undertake, agree, and bind themselves, their representatives, successors, heirs, and assigns as follows:

1. The Undersigned shall have the Principal forthcoming before the court named in the said bond, or, in the event of a bind over, the court to which bound, at the time therein fixed or as provided by law, and from day to day and term to term, as may be ordered by such court.

2. The Undersigned shall at all times indemnify and hold harmless the Surety from and against every loss, cost, and expense which the Surety shall or may sustain or incur by reason of the execution or continuation of said bond or any substitute bond. This indemnity includes, but is not limited to: bond forfeitures, judgments, court costs, sheriff's fees, attorney's fees (including appellate fees), recording and filing fees, reward offerings, investigative and apprehension expenses, and all incidental expenses. The Undersigned shall place the Surety in funds to meet any such loss, cost, or expense before the Surety is required to pay the same.

3. The Undersigned guarantees the payment of every premium on the bond described herein 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 that certain real property located in the Township of Edison, County of Middlesex, State of New Jersey, as more particularly described in Schedule A attached hereto and made a part hereof by reference.

5. The Undersigned fully warrant fee simple title to said property, shall pay all obligations thereon when due, shall defend the property against all lawful claims, and shall maintain insurance acceptable to the Surety with a loss payee clause in favor of the Surety.

6. If any sum referred to herein remains unpaid ten (10) days after becoming due, such payment shall be deemed in default and shall bear interest at the highest rate allowed by law. Upon default, the Surety may foreclose this Mortgage and shall be entitled to recover any deficiency following sale.

7. The Undersigned waive all notices and demand and shall pay all costs of collection, including attorney's fees and costs, whether suit is brought or not.

8. The term "Surety" includes the Surety herein, any co-sureties, reinsurers, successors, and assigns. The rights herein are in addition to all rights available under any other agreement or applicable law.

9. The acquiescence of the Surety in any default shall not constitute a waiver. If any provision is held unenforceable, the remainder shall remain valid.

10. The Surety is authorized to secure consumer reports pertaining to the Undersigned's character and financial condition. Anyone furnishing such information in good faith is released from liability.

SIGNED, SEALED and DELIVERED at this _____ day of _____ 20_____

WITNESS: _____ _____ (L.S.)

WITNESS: _____ _____ (L.S.)

STATE OF _____ COUNTY OF _____ ss:

I certify that on the date above-written, before me, the undersigned Notary Public, personally appeared _____, who is/are personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

My Commission Expires:

Prepared by:
Address:

_____
Signature of Notary Public & Official Seal

This instrument depends upon the happening of a contingency before an obligation to pay is created.