

WHEN RECORDED RETURN TO:  
U.S. SPECIALTY INSURANCE COMPANY  
Attn: Bail Department  
601 South Figueroa Street, Suite 1600  
Los Angeles CA 90017

## MORTGAGE DEED

THIS MORTGAGE DEED is made on \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_ and \_\_\_\_\_, whose address is \_\_\_\_\_ (individually, collectively, jointly, and severally, "**Mortgagor**"), in favor of U.S. SPECIALTY INSURANCE COMPANY, whose address is 601 South Figueroa Street, Suite 1600 , Los Angeles CA 90017 ("**Mortgagee**").

In order to secure payment of the Obligations (as defined below), Mortgagor hereby grants to Mortgagee with MORTGAGE COVENANTS all of Mortgagor's right, title, and interest in and to the property commonly known as \_\_\_\_\_, \_\_\_\_\_, Connecticut, as such property is further described below ("**Property**"): \_\_\_\_\_

Legal Description: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

This Mortgage is for the purpose of securing performance of each agreement of Mortgagor herein contained and securing payment to Mortgagee of (a) all monies due to Mortgagee pursuant to the Bail Bond Application and Agreement and the Indemnitor Application and Agreement, executed and delivered by Mortgagor on or about the date of this Mortgage (individually or collectively, the "**Agreements**"), (b) all losses, damages, attorneys' fees, investigation fees, forfeitures, judgments, court assessments, and liabilities suffered, sustained, or incurred by Mortgagee arising out of or relating to one or more bail bonds posted on behalf of defendant \_\_\_\_\_ in the amount of \$\_\_\_\_\_ in the case of \_\_\_\_\_ v. \_\_\_\_\_ ("**Action**"), Power Number(s) (if known) \_\_\_\_\_, and (c) on account of or related to the execution of any other bail bond executed or posted by or for Mortgagee in connection with or related to the Action or Agreements (all of the foregoing items described in clauses (a) through (c) above sometimes referred to collectively in this Mortgage as the "**Obligations**").

Mortgagor assigns to Mortgagee all of the rents, issues, and profits of the Property. So long as there is no default by Mortgagor in the performance or observance of any Obligations secured by this Mortgage, Mortgagor shall have the right to collect the rents, issues, and profits, but no more than one month in advance. This paragraph constitutes an absolute and present assignment of the rents, issues, and profits of the Property, subject, however, to a conditional license given to Mortgagor to collect and use same to the extent provided above.

This Mortgage is made upon the STATUTORY CONDITION.

Mortgagor hereby covenants and warrants that this Mortgage is intended by Mortgagor and Mortgagee to be, and in fact is, a contemporaneous exchange for new value given to the Mortgagor.

IN WITNESS WHEREOF, this Mortgage was executed and delivered by the undersigned on the date stated in the first paragraph above.

**Witnesses:**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

**Mortgagor:**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

[if Mortgagor is married, husband and wife must sign]

STATE OF CONNECTICUT )  
 ) ss \_\_\_\_\_  
COUNTY OF \_\_\_\_\_)

On this the \_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me \_\_\_\_\_, the undersigned officer, personally appeared \_\_\_\_\_, known to me (or satisfactorily proven) to be the person(s) whose name(s) subscribed to the within instrument and acknowledged that [he/she/they] executed the same as [his/her/their] free act and deed and for the purposes contained therein.

In witness whereof I hereunto set my hand.

\_\_\_\_\_  
Name:  
Commissioner of the Superior Court  
Notary Public:

My commission expires: \_\_\_\_\_