

Deed of Trust and Security Agreement

Date: _____

This Deed of Trust and Security Agreement ("Agreement") is made and entered into this _____ day of _____, 20____, by and among:

- **Trustor (Borrower):** _____
- **Trustee:** _____
- **Beneficiary (Lender):** _____
- **Property Location:** _____

1. Grant of Security Interest

For good and valuable consideration, the receipt of which is hereby acknowledged, Trustor hereby irrevocably grants, transfers, and assigns to Trustee, in trust for the benefit of Beneficiary, with power of sale, the following described real property ("Property"):

[Legal Description of the Property]

together with all improvements and appurtenances thereto, as security for the repayment of the indebtedness evidenced by that certain Promissory Note dated _____, in the principal amount of \$_____, and any extensions or modifications thereof (the "Note").

2. Obligations Secured

This Agreement secures the payment of all sums owed under the Note, including principal, interest, late charges, and any other obligations set forth therein or hereunder.

3. Covenants of Trustor

1. Trustor agrees to pay the indebtedness secured hereby promptly when due.
2. Trustor shall keep the Property in good repair and shall not commit waste.
3. Trustor shall maintain insurance as may be required by Beneficiary.
4. Trustor shall pay all taxes and assessments levied against the Property before delinquency.

4. Default

Upon default by Trustor in the performance of any obligation secured hereby, Beneficiary may declare the entire indebtedness immediately due and payable and may invoke the power of sale and other remedies permitted by applicable law.

5. Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the State of _____.

6. Miscellaneous

This Agreement, together with the Note and related documents, constitutes the entire agreement among the parties with respect to the subject matter hereof.

Trustor (Borrower)

Date: _____

Trustee

Date: _____

Beneficiary (Lender)

Date: _____