

MORTGAGE

DESCRIPTION OF LAND (Note 1)

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EXTENT

--

VOLUME

--

FOLIO

--

ESTATE AND INTEREST (Note 2)

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LIMITATIONS, INTERESTS, ENCUMBRANCES and NOTIFICATIONS (Note 3)

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MORTGAGOR (Note 4)

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MORTGAGEE (Note 5)

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PRINCIPAL SUM SECURED (Note 6)

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REPAYMENT OF PRINCIPAL SUM

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RATE OF INTEREST

--

PAYMENT OF INTEREST

--

In consideration of the principal sum owing by the Mortgagor to the Mortgagee,

THE MORTGAGOR:-

FIRSTLY, for the purpose of securing the payment in the manner aforesaid of the principal sum and interest MORTGAGES TO THE MORTGAGEE the estate and interest herein specified in the described land subject however to the encumbrances as shown hereon.

SECONDLY, covenants with the Mortgagee as follows:

1. That the Mortgagor will pay to the Mortgagee the said principal sum in the manner and at the time above set forth.
2. That the Mortgagor will in the meantime pay interest on the said principal sum at the rate, in the manner, and at the times above set forth.

3 (See Instruction 2.)

ATTESTATION SHEET

Dated this	day of	Year
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REQUEST FOR ISSUE / NON-ISSUE (Instruction 4)

BY SIGNING THIS PANEL, I / WE THE REGISTERED PROPRIETOR REQUEST THE ISSUE / NON - ISSUE (DELETE AS REQUIRED) OF A DUPLICATE CERTIFICATE(S) OF TITLE FOR THE LAND ABOVE DESCRIBED.

Signed

Signed

MORTGAGOR/S SIGN HERE (Note 7)

THE LODGING PARTY OF THIS DOCUMENT IS AUTHORISED BY THE ABOVE NAMED REGISTERED PROPRIETOR TO INSTRUCT ISSUING DETAILS FOR THE DUPLICATE CERTIFICATE(S) OF TITLE.

Signed

Signed

In the presence of

In the presence of

INSTRUCTIONS

1. If insufficient space in any section, Additional Sheet, Form B1 should be used with appropriate headings. The boxed sections should only contain the words "see page..."
2. Additional Sheets shall be numbered consecutively and bound to this document by staples along the left margin prior to execution by the parties.
3. No alteration should be made by erasure. The words rejected should be scored through and those substituted typed or written above them, the alteration being initialled by the persons signing this document and their witnesses.
4. Duplicate Crown Lease or where issued, the Duplicate Certificate of Title is required to be produced or if held by another party then arrangements must be made for its production. ***If a Duplicate Certificate of Title is not required to be re-issued, or if a Duplicate Certificate of Title has not been issued previously but is required to issue subsequent to this document, the written request of the Registered Proprietor is required by signing this panel.*** The option that a Duplicate Certificate of Title not be re-issued is only exercisable on a first Mortgage.
5. If further Covenants or Memoranda of Provisions are to be shown or if insufficient space in the "Box Section" hereon page 2 should be used. Appropriate headings should be shown. The unused "Box Section" should only contain the words "See page -"

NOTES

1. **DESCRIPTION OF LAND**
Lot and Diagram/Plan/Strata/Survey-Strata Plan number or Location name and number to be stated.
Extent - Whole, part or balance of the land comprised in the Certificate of Title to be stated.
The Volume and Folio or Crown Lease number, to be stated.
2. **ESTATE AND INTEREST**
State whether Fee Simple, Leasehold or as the case may be in the land being mortgaged. If share only, specify.
3. **LIMITATIONS, INTERESTS, ENCUMBRANCES and NOTIFICATIONS**
In this panel show (subject to the next paragraph) those limitations, interests, encumbrances and notifications affecting the land being mortgaged that are recorded on the certificate(s) of title:
a) In the Second Schedule;
b) If no Second Schedule, that are encumbrances.
(Unless to be removed by action or document before registration hereof)

Do not show any:
(a) Easement Benefits or Restrictive/Covenant Benefits; or
(b) Subsidiary interests or changes affecting a limitation, etc, that is to be entered in the panel (eg, if a lease is shown, do not show any sub-lease or any document affecting either).
The documents shown are to be identified by nature and number. The plan/diagram encumbrances shown are to be identified by nature and relevant plan/diagram. Strata/survey-strata plan encumbrances are to be described as "Interests on strata/survey-strata plan".
If none show "nil".
4. **MORTGAGOR**
State full name and address of the mortgagor/mortgagors (Registered Proprietor) as shown on Certificate of Title or Crown Lease and the address/addresses to which future notices can be sent.
5. **MORTGAGEE**
State full name of the mortgagee/mortgagees and the address/addresses to which future notices can be sent. If two or more, state Tenancy e.g. Joint Tenants, Tenants in Common. If Tenants in Common specify shares.
6. **PRINCIPAL SUM SECURED**
To be expressed in figures.
7. **MORTGAGOR'S EXECUTION**
The Mortgagor/Registered Proprietor must sign this section of the Attestation Sheet. A separate attestation is required for every person signing this document. Each signature should be separately witnessed by an adult person. The full name, address and occupation of the witness must be stated.

EXAMINED

MORTGAGE

LODGED BY

ADDRESS

PHONE No.

FAX No.

REFERENCE No.

ISSUING BOX No.

PREPARED BY

ADDRESS

PHONE No.

FAX No.

INSTRUCT IF ANY DOCUMENTS ARE TO ISSUE TO OTHER THAN LODGING PARTY

TITLES, LEASES, DECLARATIONS ETC LODGED HEREWITH

1. _____	Received Items
2. _____	Nos.
3. _____	
4. _____	
5. _____	Receiving Clerk
6. _____	

Registered pursuant to the provisions of the *TRANSFER OF LAND ACT 1893* as amended on the day and time shown above and particulars entered in the Register.

