

LAND TITLE ACT
FORM B
 (Section 219.1)
 Province of
 British Columbia



MORTGAGE — PART 1

(This area for Land Title Office use)

PAGE 1 of ... pages

1. Application: (Name, address, phone number and signature of applicant, applicant's solicitor or agent) Smith and Smith 1234 West 12 Ave. Vancouver B.C. V1V 1V1 (604) 123-4567					
2. Parcel Identifier(s) and Legal Description(s) of the Mortgaged Land: * (PID) (LEGAL DESCRIPTION) 123-456-789 Lot 1 DL 123 Plan 456789					
3. Borrower(s) (Mortgagor(s)): (including postal address(es) and postal code(s)) * JONES, Bob and Mary as joint Tenants, both of 1010 Oak St. Vancouver, B.C. V1V 1V1 <i>(Name and Address as indicated in Mortgage Instruction)</i>					
4. Lender(s) (Mortgagee(s)): (including postal address(es) and postal code(s)) * HSBC BANK CANADA, a Canadian Chartered bank with a Lending Administration Centre address and postal address at 3rd Floor, 2910 Virtual Way, Vancouver, B.C., V5M 0B2 <i>(Address as indicated in Instructions to Solicitor / Notary)</i>					
5. Payment Provisions:**					
(a) Principal Amount: \$200,000.00 <i>(Fixed Amount)</i>	(b) Interest Rate: 4.6% per annum <i>(Fixed Rate)</i>	(c) Interest Adjustment Date: <i>(Funding Date)</i> 2003 09 08	Y	M	D
(d) Interest Calculation Period: Semi-Annually, not in advance	(e) Payment Dates: <i>(Same Payment Date as Funding Date for each Month)</i>	(f) First Payment Date: <i>(1 Month after Funding Date)</i> 2003 10 08	2003	10	08
(g) Amount of each payment: \$1,000.00 <i>(Fixed Amount as on Mortgage Loan Agreement)</i>	(h) Interest Act (Canada) Statement: The equivalent rate of interest calculated half yearly not in advance is N/A % per annum.	(i) Last Payment Date: <i>(As Indicated on Mortgage Loan Agreement)</i> 2008 09 08	2008	09	08
(j) Assignment of Rents which the applicant wants registered? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(k) Place of payment: <i>(Postal Address in Item 4)</i>	(l) Balance Due Date: <i>(Same Day as Last Payment Date)</i> 2008 09 08	2008	09	08

* If space insufficient, enter "SEE SCHEDULE" and attach schedule in Form E.

** If space in any box insufficient, enter "SEE SCHEDULE" and attach schedule in Form E.

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6. Mortgage contains floating charge on land? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	7. Mortgage secures a current or running account? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>										
8. Interest Mortgaged: Freehold <input checked="" type="checkbox"/> Other (<i>specify</i>) <input type="checkbox"/> * <i>(With exception of leasehold and co-op)</i>											
9. Mortgage Terms: Part 2 of this mortgage consists of (<i>select one only</i>): (a) Prescribed Standard Mortgage Terms <input type="checkbox"/> (b) Filed Standard Mortgage Terms <input checked="" type="checkbox"/> D.F. Number: MT050090 (c) Express Mortgage Terms <input type="checkbox"/> (annexed to this mortgage as Part 2) A selection of (a) or (b) includes any additional or modified terms referred to in Item 10 or in a schedule annexed to this mortgage.											
10. Additional or Modified Terms:* N/A											
11. Prior Encumbrances Permitted by Lender: *											
12. Execution(s):** This mortgage charges the Borrower's interest in the land mortgaged as security for payment of all money due and performance of all obligations in accordance with the mortgage terms referred to in Item 9 and the Borrower(s) and every other signatory agree(s) to be bound by, and acknowledge(s) receipt of a true copy of, those terms.											
Officer Signature(s)	<table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <th colspan="3">Execution Date</th> </tr> <tr> <th style="width: 33%;">YEAR</th> <th style="width: 33%;">MONTH</th> <th style="width: 33%;">DAY</th> </tr> <tr> <td style="height: 100px;"> </td> <td> </td> <td> </td> </tr> </table>	Execution Date			YEAR	MONTH	DAY				Borrower(s) Signature(s) Covenantor's Signature(s)
Execution Date											
YEAR	MONTH	DAY									
Officer Certification: Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the <i>Evidence Act</i> , R.S.B.C. 1979, c. 116, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the <i>Land Title Act</i> as they pertain to the execution of this instrument.											

* If space insufficient, enter "SEE SCHEDULE" and attach schedule in Form E.

** If space insufficient, continue executions on additional page(s) in Form D.