



1. Application

**Legal Services Group
 4th Street Unit 21
 Victoria BC V3M 3G5
 7781231234**

2. Description of Land

PID/Plan Number	Legal Description
001-002-003	LOT 1 SECTION 2 ESQUIMALT DISTRICT PLAN 200

3. Borrower(s) (Mortgagor(s))

JANE DOE	BUSINESS OWNER
JOHN DOE	PROJECT PLANNER
123 - 44TH STREET VICTORIA BC V3M 8U8	
AS JOINT TENANTS	

4. Lender(s) (Mortgagee(s))

ROYAL BANK OF CANADA
 12-345 SPRUCE STREET
 VICTORIA BC V3M 7Y7

5. Payment Provisions

Principal Amount 450000	Interest Rate Prime rate minus 0.95 %	Interest Adjustment Date 21-03-10
Interest Calculation Period Monthly	Payment Dates 30th day of each and every month	First Payment Date 21-03-10
Amount of each periodic payment 1700	Interest Act (Canada) Statement. The equivalent rate of interest calculated half yearly not in advance is N/A % per annum	Last Payment Date 26-03-10
Assignment of Rents which the applicant wants registered? No	Place of payment	Balance Due Date

6. Mortgage contains floating charge on land?

No

7. Mortgage secures a current or running account?

No

8. Interest Mortgaged

Fee Simple



9. Mortgage Terms

Part 2 of this mortgage consists of:

(b) Filed Standard Mortgage Terms D F Number: **MT100000**

A selection of (a) or (b) includes any additional or modified terms.

10. Additional or Modified Terms

N/A

11. Prior Encumbrances Permitted by Lender

Undersurface rights no. M76000 in favour of Her Majesty The Queen in Right of the Province of British Columbia

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.

Witnessing Officer Signature

Execution Date

Borrower Signature(s)

Jennifer Smith
Barrister & Solicitor
 789 4th Street
 Victoria BC

YYYY-MM-DD

2021-03-10

Jane Doe

John Doe

Officer Certification

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

Electronic Signature

Your electronic signature is a representation that you are a designate authorized to certify this document under section 168.4 of the *Land Title Act*, RSBC 1996 c.250, that you certify this document under section 168.41(4) of the act, and that an execution copy, or a true copy of that execution copy, is in your possession.