

Leeds

Building Society

MORTGAGE/CHARGE

(Delete as applicable)

<u>Land Registry of Northern Ireland</u>	
Registered Owner:	
Folio Number:	County

This Indenture ('the Charge') dated 20 BETWEEN

The Borrower:

The Guarantor (if any):

The Society: Leeds Building Society, 105 Albion Street, Leeds LS1 5AS

Background:

(A) The Society has made a loan advance available to the Borrower (receipt of which the Borrower acknowledges) on the terms set out in the mortgage offer dated 2000 between the Society and the Borrower ("Mortgage Offer").

(B) It is agreed between the Borrower and the Society and it is hereby intended that this Charge shall secure all sums which are now owing or which may from time to time be owing or become due from the Borrower to the Society (including without limitation, under the Mortgage Offer) together with interest, costs and charges on the terms set out below.

The Property:

Registered Title Entire Folio The land comprised in the above numbered folio

OR

Registered Title Part of Folio The part of the land comprised in the above numbered folio being the land comprised in a dated 20 made between.....

OR

Unregistered Title The land comprised in a dated 20 made between.....

TOGETHER with the dwellinghouse and premises erected thereon now known as No. situate in the.....

Witnesses:

Registered Title A (1) The Borrower as beneficial owner hereby charges so much of the Property the title to which is registered in the Land Registry with payment of all monies payable by the Borrower to the Society

Unregistered Freehold title (2) The borrower as beneficial owner hereby demises to the Society so much of the Property (save any parts of the title to which is registered in the Land Registry) as is of freehold tenure TO HOLD the same unto the Society for the term of 1000 years from the date of this Indenture at the yearly rent of 1p (if demanded)

Unregistered Leasehold Title (3) The borrower as beneficial owner hereby demises unto the Society so much of the Property (save any parts the leasehold title to which is registered in the Land Registry) as is of leasehold tenure TO HOLD the same unto the Society for the residue of the term of years for which the Property is held by the borrower under the above mentioned Lease less the last 10 days thereof at the yearly rent of 1p (if demanded)

B. The Charge incorporates the Society's Mortgage Conditions 2007 (Northern Ireland) which have been furnished to the Borrower(s)

C. The Charge is made for securing further advances but the Society is not obliged to make any

D. The Borrower shall stand possessed of the reversion in the Property expectant on the term of years hereby created in trust for the Society and shall dispose of it as the Society shall direct and hereby authorises the Society to remove him at any time as such trustee and to appoint another person or persons new trustee or trustees in place of the Borrower and to vest the reversion in such new trustee or trustees and the Borrower hereby irrevocably appoints the Chief General Manager for the time being of the Society his attorney in his name and on his behalf at any time to convey the reversion to the Society or as it shall think fit and to execute all instruments necessary or proper for that purpose

E. Where the title to the Property is registered in the Land Registry the Borrower hereby consents to the Charge being registered as a burden

<u>Signed Sealed and Delivered as follows:</u>		
<u>Signature or Company Seal</u>	<u>Individual's Seal</u>	<u>Witnesses</u>

LEEDS BUILDING SOCIETY

MORTGAGE/CHARGE

Northern Ireland

Date

Account no.

Borrower

Property

VACATING RECEIPT

Leeds Building Society hereby acknowledge to have received all moneys intended to be secured by the within-written deed

In Witness whereof the Seal of the Society is hereto affixed this day of 20

by order of the Board of Directors in the presence of:-

1. The Mortgage is comprised of the following deed(s):

Date: Description: Serial Number of Registry of Deeds

2. The Mortgagee executing this receipt is the original Mortgagee

Space for the Land Registry Stamp

By authority of the Board
of Directors