

- (a) **(costs)** firstly in payment of all costs, charges and expenses of the Mortgagee incurred in or incidental to the exercise or performance or attempted exercise or performance of any power or otherwise in relation to this Mortgage;
- (b) **(outgoings)** secondly in payment of such other outgoings as the Mortgagee may think fit to pay;
- (c) **(Receiver)** thirdly in payment to the Receiver of any remuneration whether by way of commission or otherwise;
- (d) **(indemnities)** thirdly in payment to the Mortgagee and the Receiver of all amounts necessary to give effect to any indemnity contained in this Mortgage; and
- (e) **(Secured Moneys)** fourthly in payment to the Mortgagee of the Secured Moneys, and all moneys received and the surplus (if any) will belong to the Mortgagor or other persons entitled to it but:
 - (f) the surplus will not carry interest; and
 - (g) the Receiver or the Mortgagee may pay the surplus to the credit of a bank account in the name of the Mortgagor or other persons entitled to it and will then be under no further liability in respect of it.

16. ADMINISTRATIVE MATTERS

16.1 Deposit of documents

The Mortgagor agrees to deposit with the Mortgagee all documents of title relating to the Land.

16.2 Further steps

The Mortgagor agrees to do anything the Mortgagee asks (such as obtaining consents, signing and producing documents, producing receipts and getting documents completed and signed):

- (a) to provide more effective security over the Land for payment of the Secured Money;
- (b) to enable the Mortgagee to register this Mortgage with the priority required by the Mortgagee;
- (c) to enable the Mortgagee to exercise the Mortgagee's rights in connection with the Land; or
- (d) to show whether the Mortgagor is complying with this Mortgage.

16.3 Authority to fill in blanks

The Mortgagor agrees that the Mortgagee may fill in any blanks in this Mortgage or a document connected with it.