

Form: 05M
Release: 4-0



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form

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PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar General to collect the information required by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

STAMP DUTY

Office of State Revenue use only

(UNIT 1)
MORTGAGE

(A) TORRENS TITLE

Lot 1, SP: 135158, County: Warner, Parish: Stanley

(B) LODGED BY

Document
Collection
Box

Name, Address or DX, Telephone, and Customer Account Number if any

CODE

Reference:

M

(C) MORTGAGOR

DG PAPPIN PROPERTIES PTY LTD (A.C.N. 168 135 902)

mortgages to the mortgagee all the mortgagor's estate and interest in the abovementioned land and covenants with the mortgagee that the provisions set out in the annexure and/or memorandum specified below are incorporated in this mortgage:

- (D) • annexure "A" hereto
• memorandum No. filed pursuant to section 80A Real Property Act 1900

(E) ENCUMBRANCES (if applicable):

(F) MORTGAGEE

DAMIEN ZANE PAPPIN AND GRETTA JANINE PAPPIN

(G) TENANCY:

DATE

- (H)** Certified correct for the purposes of the Real Property Act 1900 and executed on behalf of the corporation named below by the authorised person(s) whose signature(s) appear(s) below pursuant to the authority specified.

Corporation: DG PAPPIN PROPERTIES PTY LTD (A.C.N. 168 135 902)

Authority: section 127 of the Corporations Act 2001

Signature of authorised person:

Signature of authorised person:

Name of authorised person:

Office held: DAMIEN ZANE PAPPIN
Director

Name of authorised person:

Office held: GRETTA JANINE PAPPIN
Director

I certify I am an eligible witness and that the mortgagee signed this dealing in my presence. [See note* below]

Certified correct for the purposes of the Real Property Act 1900 by the mortgagee.

Signature of witness:

Signature of mortgagee:

Name of witness:

Address of witness:

* s117 RP Act requires that you must have known the signatory for more than 12 months or have sighted identifying documentation.

ANNEXURE "A"

1. In this mortgage:

"the Debtor" means the person or company named as such in the schedule below;

"the Secured Moneys" means all moneys that are, or at any time in the future become, payable by the Debtor to the Mortgagee under a written agreement, entitled Loan Agreement, made today between the Mortgagee as lender and the Debtor as borrower for a loan from the Mortgagee to the Debtor.

2. This mortgage secures to the Mortgagee the payment of the Secured Moneys by the Debtor to the Mortgagee.
3. The Mortgagor is not, and shall not be, personally liable to pay any of the Secured Moneys to the Mortgagee.
4. The Mortgagor is not, and shall not be, personally liable to the Mortgagee in respect of any matter under this mortgage.
5. The Mortgagee may enforce this mortgage as a security for the Secured Moneys if the Debtor defaults in its obligations to pay the Secured Moneys to the Mortgagee and, for that purpose, shall have all the powers conferred on a mortgage by the laws of the State/Territory.
6. Until the Secured Moneys have been paid in full the Mortgagee shall be entitled to possession of the certificate of title in respect of the mortgaged property, and the Mortgagor shall not deal with the mortgaged property in any way without the consent of the Mortgagee except to rent out the property on commercial terms.

Schedule

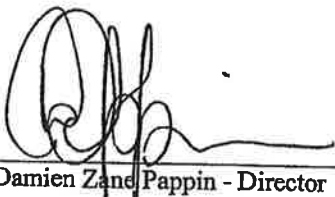
Debtor: Damien Zane Pappin and Gretta Janine Pappin as trustees for DZ & GJ Pappin Superfund of 3 Belah Court, Albany Creek, Queensland

State/Territory: Queensland

This annexure is executed on the date set out on the first page of this mortgage

by the Mortgagor:

DG PAPPIN PROPERTIES PTY LTD
(A.C.N. 168 135 902) in accordance with
section 127 of the Corporations Act (Cth):



Damien Zane Pappin - Director

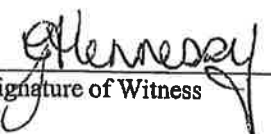


Gretta Janine Pappin - Director

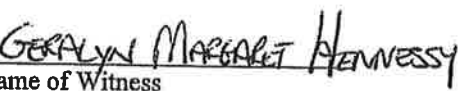
and

by the Mortgagee:

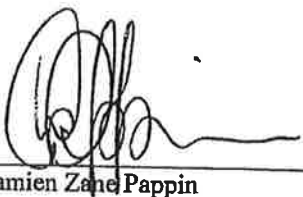
DAMIEN ZANE PAPPIN AND
GRETTA JANINE PAPPIN
In the presence of:



Signature of Witness



Name of Witness



Damien Zane Pappin



Gretta Janine Pappin