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MORTGAGE OF LAND
Section 74 Transfer of Land Act 1958

Lodged by:

Name: McHARG-SOLICITORS
Phone: (02)-6024-1677
Address: 81 HIGH STREET, WODONGA
Ref: McC'MO
Customer Code: 1223

The mortgagor mortgages to the mortgagee the estate and interest specified in the land described subject to the registered encumbrances affecting the land and any encumbrances created by dealings lodged for registration before this mortgage was lodged. This mortgage is given for valuable consideration and for the purpose of securing the payment of the amount owing by the mortgagor to the mortgagee.


Estate or interest being mortgaged
All my estate in fee simple

Mortgagor (Registered Proprietor)

THOMAS ROBERT MARTIN of RMB 8555, Wodonga Forward, 3691

Mortgagee

BENDIGO BANK LIMITED ACN 068 049 178 of Fountain Court, Bendigo, 3550

Date of this Mortgage

04/06/2007

The provisions contained in each annexure to this cover sheet and in the Memorandum of Common Provisions retained by the Registrar of Titles in No. AA953 ("Memorandum") are incorporated in this mortgage.

Continued on M page 2

Approval No. 1289058L

ORDER TO REGISTER
Please register and issue title to

Signed

STAMP DUTY USE ONLY

Cust. Code:

THE BACK OF THIS FORM MUST NOT BE USED

Land Registry, 570 Bourke Street, Melbourne 3000. Phone 03 8636 2010
COVENANTS

You (the mortgagor) agree with us (the mortgagee) as follows:

1. Each reference to “land” on the first page of this cover sheet includes a reference to any fixture, structure or improvement on it or affixed to it.

2. A reference to “this mortgage” in this cover sheet, in any annexure to this cover sheet or in the memorandum of common provisions specified on the first page of this cover sheet is a reference to the mortgage constituted by this cover sheet, each annexure to this cover sheet and that Memorandum. You acknowledged that you received, read and understood a copy of the Memorandum before signing this mortgage.

3. Address for notices and other communications, if different to that shown on the first page of this cover sheet:
   
   You (mortgagor)
   Address:

   Fax No:
   Us (mortgagee)
   Address:

   Fax No:

4. If there is an inconsistency between this cover sheet and the Memorandum, this cover sheet prevails.

5. The Memorandum is varied as follows:

Execution and attestation (mortgagor only – this mortgage is not required to be executed by the mortgagee).

SIGNED by the Mortgagor

in the presence of:

TERENCE RAYMOND BILSTON
81 High Street, Wodonga, 3690
An Australian Legal Practitioner
within the meaning of the Legal Profession
Act 2004

AF152412L
23/06/2007 $105 74

Approval No. 1289058L

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Land Registry, 570 Bourke Street, Melbourne 3000. Phone 03 8636 2010
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TRANSFER OF LAND
Section 45 Transfer of Land Act 1958

Lodged by:
Name: [Redacted]
Phone: (01) 6024 1900
Address: 7 Thomas Mitchell Drive
Wodonga
Ref: DJH-14D-96391
Customer Code: 03B081

The transferor at the direction of the directing party (if any) transfers to the transferee the estate and interest specified in the land described for the consideration expressed and subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer.

Land: (volume and folio reference)
Certificates of Title Volume 7505 Folio 060, Volume 7505 Folio 061, Volume 9056 Folio 282, Volume 9456 Folio 657 and Volume 9456 Folio 659

Estate and Interest: (e.g. "all my estate in fee simple")
all its estate and interest in fee simple

Consideration:

Entitled in Equity

Transferor: (full name)
T N MARTIN HOLDINGS PTY LTD

Transferee: (full name and address including postcode)
THOMAS ROBERT MARTIN of RMB 8555 via Wodonga 3691

Directing Party: (full name)

Dated: 3/5/06
Execution and attestation:

Signed by THOMAS ROBERT MARTIN in the presence of:

Witness

THE COMMON SEAL of T N MARTIN HOLDINGS PTY LTD was affixed in the presence of authorized persons:

Director: [Redacted]
Full name: [Redacted]
Usual Address: RMB 8555 Lake Road
Y. BETHANICA

Director: [Redacted]
Full name: [Redacted]
Usual Address: RMB 8555 Lake Road
Y. BETHANICA

Approval No: 1309018A
ORDER TO REGISTER
Please register and issue title to

STAMP DUTY USE ONLY

T1

Signed Cust. Code:

Not Chargeable Pursuant To
Section 36
Trn: 1745728 09-MAR-2004
SRO Victoria Duty PSE1

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ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN.

Description of Land / Easement Information

TOTAL AREA = 275A 3R 24P

THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 22/05/2000 VERIFIED: P.C.