Account No.												**MORTGAGE DEED**

The Society	**MARKET HARBOROUGH BUILDING SOCIETY** **Welland House, The Square, Market Harborough,** **Leicestershire LE16 7PD**	
Date		**Title Number**
The Property The hold property at		
The Mortgagor		

1. This Deed incorporates the Market Harborough Building Society Mortgage Conditions England and Wales (2016 edition) ("the Conditions"), the Offer of Advance which includes any Special Conditions, and the Rules of the Society. The Mortgagor confirms receipt of copies of each of these documents and this Deed.

2. The Mortgagor with full title guarantee charges to the Society the Property together with all buildings, erections, fixtures, fittings and materials for the time being on it or to be erected on it or fixed to or incorporated in all buildings erected or to be erected on the Property and all improvements and additions to it by way of first legal mortgage with the payment of all monies from time to time owing or payable to the Society whether actually or contingently on any account in respect of the Mortgage Debt or otherwise under the Conditions, the Offer of Advance or the Rules. This Mortgage will be security for any further advances made by the Society to the Mortgagor but does not oblige the Society to make any further advances.

3. The Mortgagor covenants with the Society to observe and perform the obligations and covenants of the Mortgagor set out in the Conditions and to observe the Rules of the Society so far as they are not inconsistent with or varied by the Conditions or this Mortgage.

4. The Mortgagor applies to the Chief Land Registrar to enter the following restriction: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the charge dated [*date*] in favour of the Society referred to in the Charges Register

Signed as a deed by the Mortgagor in the presence of witnesses:

Signature of each Mortgagor	**Witnesses (signature, full name (in capitals), and address. Each Mortgagor's signature must be separately witnessed but the same person can witness each Mortgagor's signature)**
Mortgagor's signature:	Witness's signature:
Full name:	Witness's full name: Address:
Mortgagor's Signature:	Witness's signature:
Full name:	Witness's full name: Address:

Form of Charge filed at HM Land Registry under reference MD120H