

## SCHEDULE "G"

### FIXED INTEREST RATE

In consideration of the sum of \_\_\_\_\_ DOLLARS (\$ \_\_\_\_\_) lent to the mortgagor by the mortgagee, the receipt of which sum is hereby acknowledged, the mortgagor covenants with the mortgagee:

That the mortgagor will pay to the mortgagee in lawful money of Canada at its office set out above, or such other place as the mortgagee may from time to time advise, the sum lent to the mortgagor as aforesaid with interest thereon at \_\_\_\_\_ per centum ( \_\_\_\_\_%) per annum, calculated half-yearly not in advance as well after as before default, judgment and maturity of this Mortgage until paid, as follows:

Interest at the aforesaid rate on the amounts from time to time advanced, computed from the respective dates of such advances to and including the day preceding the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ shall become due and be paid on the date last mentioned (hereinafter referred to as the "interest adjustment date");

PROVIDED, THAT, the mortgagee may require the aforesaid interest on the principal advances from time to time, computed from the date of such advance, to become due and payable in monthly instalments on the \_\_\_\_\_ day of the month next following the first advance, and on the \_\_\_\_\_ day of each and every month thereafter and the balance, if any, of the aforesaid interest on advances shall become due and be paid on the interest adjustment date;

AND THEREAFTER the aforesaid sum together with interest thereon at the aforesaid rate, computed from the interest adjustment date, shall become due and be paid by monthly instalments

of \_\_\_\_\_ DOLLARS (\$ \_\_\_\_\_) each (which shall include and shall be applied firstly to interest and then to principal) on the \_\_\_\_\_ day of each and every month in each and every year from and including the \_\_\_\_\_ day of \_\_\_\_\_ to and including the \_\_\_\_\_ day \_\_\_\_\_ of \_\_\_\_\_, and the balance, if any, of the said principal sum and interest thereon, on the date last mentioned (the "maturity date"). All interest in arrears is to become principal and to bear interest at the rate aforesaid, payable at the times, in the manner and at the place hereinbefore provided for the payment of interest, from the time the same becomes due and payable. And in the case that the sums hereby secured or any part thereof be not paid at the time or times above set forth for payment thereof, the mortgagor will for so long as such sums or any part thereof remain unpaid or owing on the security hereof, or during the continuance of this security, pay interest from day-to-day as hereinbefore provided on such sums or so much thereof as shall for the time remain due, owing or unpaid during the continuance of this security. Provided that in the event of any default being made in payment of any instalment of interest secured under this Mortgage the same shall thereupon become part of the principal hereby secured under this Mortgage and shall bear interest from the time when the same became due at the rate aforesaid, and on each day when any instalment of interest falls due hereunder in each and every year until the whole of the said principal and interest secured hereby is fully paid and satisfied. All sums of money, whether interest or otherwise then due and remaining unpaid shall become principal and bear interest at the rate aforesaid. And the mortgagor covenants that the taking of a judgment or judgments under any of the covenants herein contained shall not operate as a merger of the said covenants nor affect the right of the mortgagee to interest at the above rate on any moneys due or owing to the mortgagee during the continuance of this security under any of the covenants herein contained or on any judgment to be recovered thereon.

### INTEREST ACT

In order to comply with *The Interest Act*, the parties hereto state that the principal money intended to be secured hereby is the sum of \$ \_\_\_\_\_ and that by reason of the interest being payable the monthly rate of interest when paid in this manner is at the rate of \_\_\_\_\_ per centum ( \_\_\_\_\_%) per annum, calculated half-yearly and not in advance.