



Royal Trust

1903 Barrington St.
Halifax, N. S.
B3J 2A6

MAIL ADDRESS

Box 1058
Halifax, N. S.
B3J 2X1

Telephone: 423-7306

October 26, 1984

Dr. Elizabeth Bourgese
C/O Dept. of Political Science
Dalhousie University
Halifax, NS
B3H 4H6

Dear Dr. Bourgese:

We are pleased to advise that your Personal Line of Credit limit has been increased to \$5,000.00

As discussed, this is a temporary arrangement to accommodate some financial commitments you have made. On January 31, 1985 we will decrease this limit to its original balance of \$3,000.00.

We thank you for your continued interest in Royal Trust. I look forward to being of service to you in the future.

Sincerely yours,



Steve Varner
Regional Loans Manager

SV/keb



AUG 29 1984

THE ROYAL BANK OF CANADA

P.O. BOX 849
2631 DUTCH VILLAGE ROAD
ARMDALE, HALIFAX, N.S.
B3L 4K5

CLIENTS COPY

Telephone (902) 424-8751

August 28, 1984

Mr. William J. Jordan
2745 Dutch Village Road
Halifax, Nova Scotia
B3L 4G7

Dear Sir:

RE: Elizabeth M. Borgese

We are today providing Mrs. Borgese with a Fixed Rate Personal Loan in the amount of \$32,000 at a rate of 16 1/4%. As a requirement of the financing, the under-noted security is required, and we ask that you act on our behalf in completing same.

- 1 - A collateral third mortgage in the amount of \$32,000 on Mrs. Borgese residence located at Sambro Head, Halifax County, Nova Scotia

With reference to the collateral mortgage requested above we require the following:

1 - Title Searched

It will be necessary to search the title to establish the land to be mortgaged is vested in the name of Elizabeth M. Borgese be good and marketable title, free and clear of encumbrances except for a first conventional mortgage with the Royal Bank of Canada, Armdale Branch, and a collateral second mortgage with Mount Saint Vincent University. Obtain any customary certificates and have the mortgage registered.

2 - Fire Insurance

Confirm that the fire insurance coverage for full replacement costs of building situated on the mortgage land is in place with the loss clause payable to the Royal Bank of Canada, first and third mortgagee.

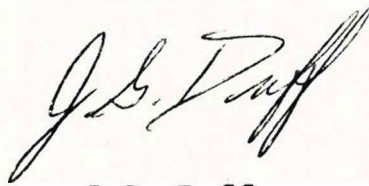
....2/

Mr. William J. Jordan
Page 2
August 28, 1984

Any of the normal legal expenses incurred by your office for this request are to be billed to Mrs. Elizabeth Borgese.

If you should have any questions or concerns pertaining to this matter, please do not hesitate to give the writer a call.

Yours truly,

A handwritten signature in cursive script, appearing to read "J.G. Duff". The signature is written in dark ink and is positioned above the typed name and title.

J.G. Duff
Senior Loans Officer

Enclosures

PROMISSORY NOTE

\$ 32,000. PRINCIPAL
 \$ 8,039.36 INTEREST
 \$ 40,039.36 TOTAL

Aug 24 19 84

FOR VALUE RECEIVED I promise to pay to THE ROYAL BANK OF CANADA or order at its _____

2643-3 Branch 2631 Dutch Village Road,
 HALIFAX, N.S. B3J 2V2

Branch the sum of _____

Thirty Two Thousand

Dollars

(hereinafter called the "principal") with interest thereon at the rate of 16 1/4 percent per annum, calculated monthly as well after as before maturity, default and judgement, with interest on overdue interest at the same rate as on the principal, as follows:

Delete if non applicable EMB (a) * One payment of \$ _____, being interest computed at the aforesaid rate on the principal amount advanced from the date hereof until the _____ day of _____, 19 _____, payable on the date last mentioned, and

(b) Principal and interest thereon at the aforesaid rate computed from the 24th day of Aug, 19 84 in equal monthly instalments which include principal and interest of \$ 1004.00 each, commencing on the 24th day of Sept, 19 84 and on the same day of each month thereafter to and including the 24th day of Aug, 19 86, and the balance, if any, of the said principal and interest on the date last mentioned. Payment of the aforesaid instalments is to be applied firstly to interest, and the balance thereof on account of the principal. If any instalment is not paid on the due date, the entire balance of the principal with accrued interest thereon shall forthwith become due and payable at the option of the holder of this note.

Elizabeth Marie Borge

NAME: <u>ELIZABETH BORGES</u>	
LOAN ACCT. NO.	LOAN NO.
CR. ACCT. NO. <u>502-349-4</u>	CASUAL DISCOUNT
REN. \$	MGR. INIT.
	<input checked="" type="checkbox"/>

THE ROYAL BANK OF CANADA

SOLICITOR'S REQUIREMENTS AND INSTRUCTIONS

1. MORTGAGE FORM

A. Prepare and have the Mortgage executed on the mortgage form enclosed and observe the following:

Page 2: If a fixed interest rate promissory note is attached to Schedule "A" (Form 1441), type the following provision in the space provided for as Paragraph 5.03 of the Mortgage, completing the blank space as required:

"5.03 To conform with the Interest Act, the parties hereto state that the amount of principal money secured by this Mortgage is the sum of Thirty Two Thousand _____ DOLLARS (\$ 32,000.00) and the rate of interest chargeable thereon is equal to _____ per centum (16 1/4 %) per annum calculated half-yearly not in advance as well after as before maturity, default and judgment, with interest on overdue interest at the same rate as the principal."

If a floating interest rate promissory note is attached to Schedule "A" (Form 1360 or 1407), type the following provision in the space provided for as Paragraph 5.03 of the Mortgage, completing the blank spaces as required:

"5.03 In the event that it may be necessary at any time for the Bank to prove the Bank's PLBR * applicable as at any time or times, it is agreed that the certificate in writing of the Manager for the time being of the branch of the Bank responsible for the collection of the moneys hereby secured, setting forth the said Bank's P.L.B.R. * as at any time or times, shall be, and shall be deemed to be, prima facie evidence as to the said Bank's P.L.B.R. * as in the said certificate set forth, notwithstanding that the Manager determined or calculated the said Rate from the books or records of the Bank prepared by an employee or employees of the Bank other than the said Manager."

(* Insert "Personal Loan Base Rate" of ~~Prime Interest Rate~~, as the case may be).

Do not amend the terms of the Mortgage other than as instructed by the Bank in writing. On reporting, we require the duplicate original registered mortgage and one additional signed copy which we shall provide to the Borrowers.

B. In the case of individuals, complete the Affidavit of Status on Page 5. as required by the circumstances. Use a separate Page (numbered as Page 5A.) for circumstances not covered by this affidavit.

2. TITLE SEARCH

It will be necessary to search the title to establish the land to be mortgaged is or will be vested in the Borrowers by good and marketable title, free and clear of encumbrances, real rights or other claims and charges having priority over the Bank's mortgage or affecting its validity unless otherwise agreed to by the Bank in writing. Obtain any customary certificates and have the mortgage registered.

~~XXX TAXES XXX~~

~~Obtain a certificate of compliance with respect to outstanding payments of taxes and taxes which have become due and payable at the date of the proposed mortgage and the interest thereon to be paid from the proceeds of the loan.~~

~~XXX SURVEY XXX~~

~~Obtain a current plan of Survey or Building Location Survey signed by a qualified land surveyor, or have an existing Survey certified as current by a qualified land surveyor.~~

~~The Survey must show the full legal description of the land to be mortgaged and boundaries thereof, and any encumbrances thereon such as legal descriptions and such other encumbrances and boundaries show the existence of any buildings or foundations thereof from the plan or from the field notes, show the location of any roads, easements, or other rights of way, and indicate compliance with applicable zoning by laws, and provide the municipal address of any building thereon.~~

5. FIRE INSURANCE

Obtain the original or a certified copy of fire insurance coverage for full replacement cost of the building(s) situated on the mortgaged lands; obtain loss payable clause in favour of THE ROYAL BANK OF CANADA subject to standard mortgage clause attached (Form 3330 or Form IBC-3000). The policy shall contain an EXTENDED COVERAGE ENDORSEMENT.

~~6. REPORTING~~

~~When you are in a position to advance funds, follow instructions in paragraph 7 below, forward your report on security form enclosed, and all the supporting documents as soon as possible after the mortgage is registered.~~

~~7. REQUIREMENTS FOR ADVANCES~~

~~Requirements for proceeds when:~~

- ~~a) you are satisfied that the Borrowers have or will have when the funds are advanced a good and marketable title to the property free and clear of all encumbrances, real rights or other claims and charges (unless otherwise agreed to by the Bank in writing) and that the Bank's mortgage constitutes a valid charge upon the property to the full extent of its advances;~~
- ~~b) the Survey, addressing all of the points mentioned in item 4. above, has been obtained and shows that everything appears to be in order;~~
- ~~c) fire insurance as specified above is in order;~~
- ~~d) all necessary precautions respecting mechanic liens and other liens (statutory or otherwise) have been taken;~~
- ~~e) an order to pay directing the proceeds in accordance with the Bank's instructions has been duly executed by the Borrowers.~~

8. ENCLOSURES

- 1 copy Promissory Note (Form 1441, 1360 or 1407)
- 4 copies Mortgage Security (Form 1013)
- 2 copies Report on Security
- 1 copy Solicitor's Requirements and Instructions