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FEES: \$33.00 PK MORTGAGE
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

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MORTGAGE

DATE AND PARTIES. The date of this Mortgage (Security Instrument) is April 27, 2021. The parties and their addresses are:

MORTGAGOR:

BERNARD INVESTMENT GROUP, LLC
A Wyoming Limited Liability Company
1345 BROADWAY ST
SHERIDAN, WY 82801-2647

Vested as: Bernard Investment Group, LLC, a Wyoming limited liability company

LENDER:

SECURITY STATE BANK
Organized and existing under the laws of Wyoming
2070 Coffeen Ave
Sheridan, WY 82801

1. DEFINITIONS. For the purposes of this document, the following term has the following meaning.

A. Loan. "Loan" refers to this transaction generally, including obligations and duties arising from the terms of all documents prepared or submitted for this transaction.

2. CONVEYANCE. For good and valuable consideration, the receipt and sufficiency of which is acknowledged, and to secure the Secured Debts and Mortgagor's performance under this Security Instrument, Mortgagor does hereby grant, bargain, convey, mortgage and warrant to Lender, with the power of sale, the following described property:

The South 10 feet of Lot No. 32 and all of Lots No. 33-44 of Wyoming Mutual Investment Company's Second Addition to the City of Sheridan, Sheridan County, Wyoming.

The property is located in Sheridan County at 1225 N BROADWAY ST, SHERIDAN, Wyoming 82801.

Together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, all water and riparian rights, wells, ditches and water stock, crops, timber including timber to be cut now or at any time in the future, all diversion payments or third party payments made to crop producers and all existing and future improvements, structures, fixtures, and replacements that may now, or at any time in the future, be part of the real estate described (all referred to as Property). This Security Instrument will remain in effect until the Secured Debts and all underlying agreements have been terminated in writing by Lender.

3. SECURED DEBTS. The term "Secured Debts" includes and this Security Instrument will secure each of the following:

A. Specific Debts. The following debts and all extensions, renewals, refinancings, modifications and replacements. A promissory note or other agreement, No. 32189143, dated April 27, 2021, from Mortgagor to Lender, with a loan amount of \$161,000.00 and maturing on May 1, 2026.

B. All Debts. All present and future debts from Mortgagor to Lender, even if this Security Instrument is not specifically referenced, or if the future debt is unrelated to or of a different type than this debt. If more than one person signs this Security Instrument, each agrees that it will secure debts incurred either individually or with others who may not sign this Security Instrument. Nothing in this Security Instrument constitutes a commitment to make additional or future loans or advances. Any such commitment must be in writing. This Security Instrument will not secure any debt for which a non-possessory, non-purchase money security interest is created in "household goods" in connection with a "consumer loan," as those terms are defined by federal law governing unfair and deceptive credit practices. This Security Instrument will not secure any debt for which a security interest is created in "margin stock" and Lender does not obtain a "statement of purpose," as defined and required by federal law governing securities. This Security Instrument will not secure any other debt if Lender, with respect to that other debt, fails to fulfill any necessary requirements or fails to conform to

