

MORTGAGE -STATE OF WYOMING

This Mortgage dated this 1st day of April, 2021 is given by **Paul Pswarayi** (Borrower), whose address is: 1028 Marion Pl, Sheridan WY 82801, to **Stephen L. Grimshaw** (Lender) whose address is: **39 East 1st; Sheridan, WY 82801**, to secure the payment of the principal sum of **Nineteen Thousand Three Hundred Sixty Two Dollars and no/100** dollars (\$ **19,362.00**) together with interest @ 3% annually thereon computed on the outstanding balance, all as provided in a Note having the same date as this Mortgage, and also to secure the performance of all the terms, covenants, agreements, conditions and extensions of the Note and this Mortgage.

In consideration of the loan made by Lender to Borrower, the Borrower does hereby grant and convey to Lender, with mortgage covenants, the land with the buildings situated thereon and all the improvements and fixtures now and hereafter a part thereof, having a street address 1028 Marion Pl, Sheridan WY 82801 and legal address of and more particularly described as follows: **LOT _6_, Goose Creek Subdivision, Sheridan County, City of Sheridan Wyoming.**

Borrower further covenants and agrees that:

No superior mortgage or the note secured by it will be modified without the consent of Lender hereunder.

In the event that the present owner does not establish a fund for the payment of insurance, property taxes, and any other such charges which may or may not become a lien against the property, when they become due, Borrower will be required to pay, in addition to and included with each periodic payment due under the Note secured by this Mortgage, a payment sufficient to provide a fund from which the same can be paid by Lender when due.

In the event that Borrower fails to carry out the covenants and agreements set forth herein, the Lender may do and pay for whatever is necessary to protect the value of and the Lender's rights in the mortgaged property and any amounts so paid shall be added to the Principal Sum due the Lender hereunder.

As additional security hereunder, Borrower hereby assigns to Lender, Borrower's rents of the mortgaged property, and upon default the same may be collected without the necessity of making entry upon the mortgaged premises.

In the event that any condition of this Mortgage or any senior mortgage shall be in default for fifteen (15) days, the entire debt shall become immediately due and payable at the option of the Lender. Lender shall be entitled to collect all costs and expenses, including reasonable attorney's fees incurred.

In the event that the Borrower transfers ownership (either legal or equitable) or assigns any security interest in the mortgaged property, whether voluntarily or involuntarily, the Lender may at its option declare the entire debt due and payable.

Borrower shall maintain adequate insurance on the property in amounts and form of coverage acceptable to Lender and the Lender shall be a named insured as its interest may appear.

Borrower shall not commit waste or permit others to commit actual, permissive or constructive waste on the property.

Borrowers Initials_____

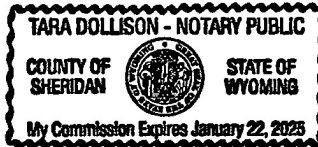
Paul R. Psarayi
Borrower, **Paul R. Psarayi**
By: Paul Psarayi

4/02/2021
Date

Stephen L. Grimshaw
Lender, **Stephen L. Grimshaw**
By: Stephen L. Grimshaw

4/02/2021
Date

STATE OF WYOMING)
) ss
COUNTY OF Sheridan)

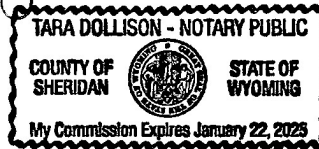


The foregoing instrument was acknowledged before me by Stephen L. Grimshaw,
this 2 day of March April 2, 2021

Tara Dollison
Notary Public

My Commission Expires: January 22, 2025

STATE OF WYOMING)
) ss
COUNTY OF SHERIDAN)



The foregoing instrument was acknowledged before me Tara Dollison principal
of Sheridan, this 2 day of March 2021 April 2, 2025

Tara Dollison
Notary Public

My Commission Expires: January 22, 2025

NO. 2021-767972 MORTGAGE

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
STEVEN L GRIMSHAW 39 E 1ST ST
SHERIDAN WY 82801

Borrowers Initials _____