



2019-753059 10/2/2019 11:05 AM PAGE: 1 OF 8  
BOOK: 1013 PAGE: 465 FEES: \$33.00 SM MORTGAGE  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

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## MORTGAGE

(With Future Advance Clause)

**DATE AND PARTIES.** The date of this Mortgage (Security Instrument) is September 25, 2019. The parties and their addresses are:

**MORTGAGOR:**

BOE L GREGSON  
A SINGLE PERSON  
3614 HWY 87  
SHERIDAN, WY 82801

**LENDER:**

FIRST NORTHERN BANK OF WYOMING  
Organized and existing under the laws of the United States of America  
29 N GOULD  
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:

SEE EXHIBIT "A" ATTACHED HERETO

The property is located in Sheridan County at 3614 US HWY 87, 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 AND FUTURE ADVANCES.** 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. 300018152, dated September 25, 2019, from GREGSON PROPERTIES LLC (Borrower) to Lender, with a loan amount of \$159,926.68 and maturing on September 25, 2039.

**B. Future Advances.** All future advances from Lender to GREGSON PROPERTIES LLC under the Specific Debts executed by GREGSON PROPERTIES LLC in favor of Lender after this Security Instrument. If more than one person signs this Security Instrument, each agrees that this Security Instrument will secure all future advances that are given to GREGSON PROPERTIES LLC either individually or with others who may not sign this Security Instrument. All future advances are secured by this Security Instrument even though all or part may not yet be advanced. All future advances are secured as if made on the date of this Security Instrument. Nothing in this Security Instrument shall constitute a commitment to make additional or future advances in any amount. Any such commitment must be agreed to in a separate writing.



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