

MORTGAGE

Mortgagor __, of _____ County, State of _____, to secure the payment of _____ Dollars (\$ _____), due _____

With interest thereon at the rate of _____ percent per year (said sum, and the interest thereon, being referred to as the "indebtedness"), payable _____

In accordance with the provision of that certain promissory note dated _____, hereby mortgage and warrant to mortgagee, _____

of _____ County, State of _____ the following described real estate situated in the County of _____, in the State of Wyoming, to-wit: _____

Mortgagors agree to pay the indebtedness according to the terms of said promissory note, and during the life of this mortgage, to pay all taxes and assessments on the premises and to keep the improvements thereon insured against fire and other hazards in a sum not less than _____ (\$ _____) by such insurance as mortgagee may approve, with the proceeds thereof made payable to the mortgagee. If mortgagors fail to pay such taxes or assessments or fail to keep the premises insured, mortgagee may pay the same and may insure the premises and all sums paid by mortgagee for such purposes shall be added to and considered as part of the indebtedness and shall draw interest at the same rate.

If default occurs in the payment of the indebtedness or in the payment of any installment thereof, or if default occurs in any of the covenants and agreements hereof, then the whole indebtedness shall, at mortgagee's option, become due and payable forthwith, and mortgagee may foreclose this mortgage either by advertisement and sale of the premises as provided by statute, or by an action in equity. Out of the proceeds of any foreclosure sale, the mortgagee shall retain or receive all sums due to it hereunder and costs of foreclosure and sale, including attorney fees in the amount of \$ _____ The same to be taxes as costs in any equitable action brought to foreclose this mortgage.

To fully assure mortgage the benefit of the security interest in the premises granted to it hereunder, mortgagors hereby assign to mortgagee all rents hereafter payable for the use and occupancy of the premises by any person in possession thereof with mortgagors' consent. If default occurs in any of the covenants and agreements herein contained, whether or not mortgagee elects to foreclose this mortgage on account thereof, mortgagee shall at once be entitled, and is hereby authorized, to collect the rents from the premises and to apply the same to the payment of the indebtedness secured hereby until such default is remedied.

In the event of foreclosure of this mortgage upon default, mortgagee shall be entitled to the possession and enjoyment of the premises and the incident rents, issued and profits thereof from the time of such default

