

SOUTH DAKOTA MORTGAGE

This mortgage made _____, 19____, by _____,
of _____, City of _____, County of _____,
State of _____, Mortgagor, to _____
of _____, City of _____, County
of _____, State of _____, Mortgagee.

Witnesseth, that mortgagor hereby mortgages to mortgagee the
following described premises situated in the County of _____,
State of South Dakota:

(see exhibit 1)

as security for the payment to mortgagee at _____,
of the principal sum of \$ _____ (_____
& ___/100 dollars) and
interest thereon at ___% per annum from date, according to that
certain promissory note bearing even date herewith, due
_____.

Mortgagor further agrees to pay all taxes and assessments that
may be levied on the premises, before the same shall become
delinquent, and to keep the buildings, if any, on the premises
safely insured for the benefit of mortgagee in the sum of
\$ _____ (_____
& ___/100 dollars) against loss by fire and deliver the
insurance policies to mortgagee.

In case of mortgagor's failure to pay such taxes or assessments
before the same become delinquent or to pay insurance premiums
for insurance on such buildings, mortgagee, or an assignee may do
so, and the amount so paid, with interest at ___% from the date
of payment, shall be added to and deemed a part of the money
secured by this mortgage. Mortgagor hereby relinquishes
mortgagor's rights of homestead in the premises and warrants that
mortgagor is the owner in fee of the premises, and that the same
are free from all encumbrances.

In case of default in the payment of such principal sum of money
or any part thereof, or interest thereon, at the time or times
above specified for payment thereof, or in case of nonpayment of
any taxes, assessments, or insurance as aforesaid, or of breach
of any covenant or agreement herein contained, then and in either
case, the whole principal and interest of such note shall at the
option of the holder thereof immediately become due and payable,
and this mortgage may be foreclosed by action or by advertisement
as provided by statute or the rules of practice relating thereto,
and this paragraph shall be deemed as authorizing and
constituting a power of sale as mentioned in such statutes or
rules any amendatory thereof.

Witnesses as to _____

STATE OF _____

COUNTY OF _____

_____ personally appeared before me and
acknowledged the execution of this instrument.

Dated: _____

My Commission Expires: