

MORTGAGE - ONE HUNDRED EIGHTY DAY REDEMPTION

THIS MORTGAGE, made this ____ day of August, 2002, by City of Rapid City, , 300 Sixth Street, Rapid City, South Dakota 57701, Mortgagor to Youth and Family Services, Inc., P.O. Box 2813, Rapid City, SD 57709, Mortgagee;

WITNESSETH, that said Mortgagor hereby mortgages to said Mortgagee the following described premises situated in the County of Pennington and State of South Dakota, to-wit:

_____ Addition to the City of Rapid City, Pennington County, South Dakota, according the recorded plat thereof.

as security for the payment to said Mortgagee the sum of \$500,000 on January 2, 2003.

THE PARTIES AGREE THAT THE PROVISIONS OF THE ONE HUNDRED EIGHTY DAY REDEMPTION MORTGAGE ACT GOVERN THIS MORTGAGE. THERE IS HEREBY GRANTED TO MORTGAGEE A POWER OF SALE FOR THE PURPOSES OF SDCL 21-49.

In case of default in the payment of the sum of money, or any part thereof, at the time specified for payment thereof, then, the total debt, shall at the option of the holder of the mortgage, immediately become due and payable, upon twenty days notice to the Mortgagor, and this mortgage may be foreclosed, as provided in the South Dakota One Hundred Eighty Day Redemption Mortgage Act.

In the case of foreclosure, the holder of this mortgage shall recover reasonable attorney fees and actual disbursements necessarily incurred.

The holder of the Certificate of Sale may apply to the Court for a reduction of the mortgage redemption period if the property has been abandoned by the Mortgagors. If, after notice to the parties as the Court directs, the Court finds that the property has been abandoned, the redemption period may be reduced. The redemption period shall not be reduced to less than sixty (60) days from the date of the recording of the Certificate of Sale.

IN WITNESS WHEREOF the Mortgagor has hereunto set their hand on the day and year first above written.

City of Rapid City

STATE OF SOUTH DAKOTA)
 :SS
COUNTY OF PENNINGTON)

On this _____ day of August, 2002, before me the undersigned officer, personally appeared Jerry Munson, known to me to be the Mayor of the City of Rapid City, South Dakota and that he executed the within instrument and acknowledged to me that such City executed the same.

Notary Public, South Dakota

My commission expires: