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BY THE PURCHASERS. IN THE EVENT OF SUCH REPOSSESSION, THE SELLER SHALL  
AND ALL ENCUMBRANCES THEREON, INCLUDING THOSE ELECTED BY SAID PERSON

(3rd) To treat this transaction as an unconditional sale, in which event all of the full unpaid balance then owing under this agreement, both principal and interest, shall immediately become due and payable, and to collect the full amount thereof, including a reasonable sum for attorney fees and court costs, from the Purchasers, the liability of the latter being both joint and several. The Seller also has the right to enforce the terms and conditions of this agreement by an action of specific performance against the Purchasers.

It is agreed by the Seller that immediately upon the signing of this agreement, he shall execute a good and sufficient warranty deed, in favor of the Purchasers as grantees, conveying the title to the above described real property, free and clear of all encumbrances, except as hereinbefore mentioned, and deliver the same, together with an abstract of title, covering said real property, brought down to the date hereof, to North Side State Bank of Rock Springs, Wyoming, in escrow, with instructions that the same are to be delivered to the Purchasers when all payments have been made by them, and all other conditions of this agreement have been complied with, as herein specified. The Purchasers may obtain said abstract of title at any time hereafter, for the purpose of examining the same. Said North Side State Bank is hereby authorized and directed by the Seller to deliver said warranty deed, together with said abstract of title, to the Purchasers if and when said Purchasers have complied with all the terms and conditions of this agreement; and that if the Purchasers shall fail to carry out the terms and conditions of this agreement, and the same is terminated in any manner herein provided for, said North Side State Bank is hereby authorized and directed by the Purchasers to return said warranty deed and abstract of title to the Seller.

In the event conflicting demands are or may be made, or notices served upon the escrow holder, growing out of or relating to this escrow, the parties hereto expressly agree and consent that said escrow holder shall have the absolute right, at its election to do