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US Property & Appraisal Svc.
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ASSIGNMENT OF MORTGAGE OR DEED OF TRUST

FOR VALUE RECEIVED, TMS MORTGAGE INC., DBA THE MONEY STORE, officed at 1770 Tribute Rd. Suite 100 Sacramento, CA 95815 does hereby sell, assign transfer and set over unto its successors and assigns, the following mortgage(s)/deed(s) of trust to

First Bank (Trustee) of Cook County, Illinois
Pooling and Servicing Agreement dated
as of May 31, 1996 Series 1996-5

206.5th St. St. Paul, MN 55101

owned by TMS MORTGAGE INC., DBA THE MONEY STORE

on real estate located in COOK County, State of ILLINOIS

and more particularly described as follows: LOT 20 IN BLOCK 1 IN RUST AND OILCHRIST'S SUBDIVISION ON THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11 TOW 36HIP 39 NORTH, RANGE 13, IN THE EAST PRINCIPAL MERIDIAN OF COOK COUNTY, ILLINOIS.

A certain mortgage/deed of trust made by DANETTE M. EDWARDS

dated: FEBRUARY 19, 1996

in the amount of \$ 10,000.00

Recorded in Book Page

00011 916-19-0583

together with the RETAIL INSTALLMENT CONTRACT/SECURITY AGREEMENT secured thereby (without recourse) and referred to therein and all sums of money due and to become due thereon.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand in
this 11TH day of MARCH 1996

TMS MORTGAGE INC., DBA THE MONEY STORE:

BY: 
Sherry Allen
Assistant Vice President

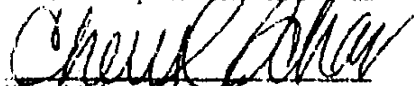
BY: 
Joni Christiansen
Assistant Corp Secretary

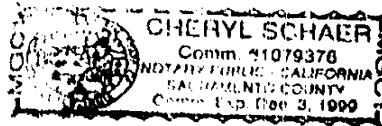
STATE OF CALIFORNIA

County of Sacramento

On 3/11/96, before me, Cheryl Schaefer, Notary Public, personally appeared Sherry Allen, Assistant Vice President personally known to me and Joni Christiansen, Assistant Corp. Secretary, personally known to me to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity(ies) and that by their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.


Cheryl Schaefer
Notary Public



Prepared By:
The Money Store
Home Improvement Production Support
1770 Tribute Rd, Suite 100
Sacramento, CA 95815
Sandle Longe



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