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NETCO INC.
415 N. LaSalle, Ste. 402
Chicago, IL 60610

97157330

EC12382-1

SUBORDINATION AGREEMENT : DEPT-01 RECORDING \$25.50
: T40013 TRAN 1511 03/07/97 13:06:00
: 47903 # DW *-97-157330
: COOK COUNTY RECORDER

THIS AGREEMENT, made as of this February 27, 1997 by and between The Bank of New York, as Trustee under the Pooling and Servicing Agreement dated as of November 30, 1993, Series 1993-D, "Lienholder" and Mountain States Mortgage Center

WHEREAS, Michael A. Robinson and Lillian A. Robinson, his wife, "Borrower" executed and delivered to TFS Mortgage, Inc. DBA The Money Store a mortgage dated October 8, 1993, in the amount of \$15,300.00 (Fifteen Thousand Three Hundred and 00/100 cents) and interest, which mortgage was recorded October 1, 1993 as Document No. 93824629, in Book xxx, Page xxx in Cook County, State of Illinois, which mortgage was assigned to Lienholder by assignment dated July 19, 1993, as Document No. xxx, in Assignment Book xxx, Page xxx, in Cook County, State of Illinois, covering the following described property, located in the aforesaid county and state, the "Property":

See Exhibit "A" Attached

WHEREAS, Borrowers executed and delivered to Mountain States Mortgage Center a mortgage on the above described Property dated February 17, 1997 in the amount not to exceed \$ 45,135.00

NOW THEREFORE, for good and valuable consideration, and in order to induce Mountain States Mortgage Center to advance funds upon its mortgage, Lienholder does hereby subordinate the lien of its mortgage to the lien of Mountain States Mortgage Center and all extensions, modifications and renewals thereof, and all advances and mandatory future advances thereunder, notwithstanding that the Lienholder's mortgage was executed and recorded prior to the execution and recordation of Mountain States Mortgage Center, and agrees that all right, title, lien and interest acquired, either by foreclosure proceedings or otherwise, under its mortgage shall be prior and superior to any and all rights, title, lien and interest heretofore and hereafter acquired by Lienholder under the Lienholder's mortgage.

IN TESTIMONY WHEREOF, Lienholder has caused these presents to be executed the day and year first above written.

The Bank of New York, as Trustee under
the Pooling and Servicing Agreement
dated as of November 30, 1993, Series
1993-D

Paul Levy
Attest:
CAROL LEVY

W. T. CUNNINGHAM
By:
Title: **W. T. CUNNINGHAM**
Vice President

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Property of Cook County Clerk's Office

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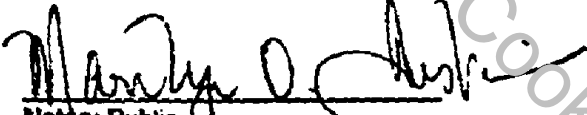
Dated FEBRUARY 27, 1997

State of New York

County of New York

On FEBRUARY 27, 1997 before me, MARILYN AUSTIN, a notary public, personally appeared W. T. CUNNINGHAM personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person(s), or the entity upon behalf of which the/they person(s) acted, executed the instrument.

Witness my hand and official seal.




Notary Public

MARILYN Q. AUSTIN
Notary Public, State of New York
No. 01AU5022741
Qualified in Queens County
Commission Expires Jan. 15, 1998

Loan No.: 0071617476/023-002-000218901
Borr.: Robinson
Escrow: N/A

This Document Prepared By:



Trevor Segelke for
The Money Store
3464 El Camino Ave. #119
Sacramento, CA 95821

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Exhibit "A"

LOT 11 (EXCEPT THE NORTH 15 FEET THEREOF) NORTH 22-1/2 FEET OF LOT 12,
IN BLOCK 12 IN SOUTH SHORES GARDENS, A SUBDIVISION IN THE NORTHEAST
1/4 OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Pin. # 25-01-226-043

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