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SUBORDINATION AGREEMENT

STCI 30895

THIS AGREEMENT, made as of this April 8, 1998 by and between Dauphin Deposit Bank and Trust Company, As Co-Trustee under the Pooling and Servicing Agreement dated as of February 28, 1997, Series #1997-~~1~~ "Lienholder" and Republic Mortgage Corporation

WHEREAS, Clarence Scarborough and Sabrina Scarborough, "Borrower" executed and delivered to TMS Mortgage Inc., DBA The Money Store, a mortgage dated February 13, 1997, in the amount of \$25,000.00 (Twenty Five Thousand Dollars and No Cents) and interest, which mortgage was recorded June 4, 1997 as Document No. 97395202, in Book xxx, Page xxx in Cook County, State of Illinois, which mortgage was assigned to Lienholder by assignment dated xxx, as Document No. xxx, in Assignment Book xxx, Page xxx, in Cook County, State of Illinois, covering the following described property, located in the afor-said county and state, the "Property":

See Attached Exhibit "A" Herewithin.

WHEREAS, Borrowers executed and delivered to Republic Mortgage Corporation a mortgage on the above described Property dated April 10, 1998 in the amount not to exceed \$192,000.00.

NOW THEREFORE, for good and valuable consideration, and in order to induce Republic Mortgage Corporation to advance funds upon its mortgage, Lienholder does hereby subordinate the lien of its mortgage to the lien of Republic Mortgage Corporation 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 Corporation, 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.

Dauphin Deposit Bank and Trust Company, As Co-Trustee under the Pooling and Servicing Agreement dated as of February 28, 1997, Series #1997-~~1~~

Attest: Rev. F. Hood  
ASSISTANT SECRETARY

By: [Signature]  
Title: Vice President  
Corporate Trust Officer

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Property of Cook County Clerk's Office

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## LEGAL DESCRIPTION

EXHIBIT "A"

File No.: 30895

Lot 26 in Block 3 in Chatham Fields, being a subdivision of the Northeast 1/4 of Section 34, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

20-34-205-030-0000

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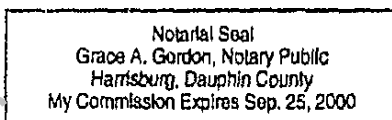
State of Pennsylvania

County of Dauphin

On April 8, 1998, before me, Grace A. Gordon, a notary public, personally appeared JOHN A. HAYES personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) ~~is~~ ~~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.

Grace A. Gordon  
Notary Public



Loan No: C073569303  
Borr: Scarborough  
Escrow: T825-98-183

Member, Pennsylvania Association of Notaries

This Document Prepared By:

Marilyn Dydkiewicz  
Marilyn Dydkiewicz, for:  
The Money Store  
3464 El Camino Ave. #110  
Sacramento, CA 95821

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