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 FILED NO. 2155
 BOOK 203 PAGE 792
 98 NOV 24 PM 12:13
 MICHELLE UTSLER
 RECORDER
 MADISON COUNTY, IOWA

Recording Requested by:
 The Money Store
 After Recording Mail to:
 The Money Store
 4837 Watt Avenue
 North Highlands, CA 95660

COMPUTER
 RECORDED
 COMPARED

REC 5.00
 AUD \$ _____
 R.M.F. \$ 12

Dated: November 3, 1998 SPACE ABOVE THIS LINE IS FOR RECORDERS USE ONLY

CORPORATION ASSIGNMENT OF MORTGAGE/DEED OF TRUST

For Value Received, TMS Mortgage Inc., D.B.A. The Money Store, A New Jersey Corporation, 2840 Morris Avenue, Union, NJ 07083 hereby grants and transfers to:

The Bank of New York, as Trustee under the Pooling and Servicing Agreement dated as of November 30, 1997, Series 1997-D

whose address is 20 Broad Street, LL-2, New York City, NY 10005, all beneficial interest under that certain Mortgage dated 11/22/97, in the amount of \$61,000.00, executed by Roger D. Russell and Barbara E. Russell, husband and wife as joint tenants with full rights of survivorship and not as tenants in common, Borrower, and TMS Mortgage Inc., DBA The Money Store, Lender/Trustee, and recorded as Book 194 Page 282 Instrument # 2028, on 11/26/97, in the Official Records of the Madison County Recorder's office in the State of IA, describing the land therein as: 140 Se Sickamore Ave, Earlham, IA, 50072

AS MORE PARTICULARLY DESCRIBED IN SAID MORTGAGE/DEED OF TRUST

Together with the note or notes therein described or referred to, the money due and to become due thereon with interest, and all rights accrued or to accrue under said Mortgage.

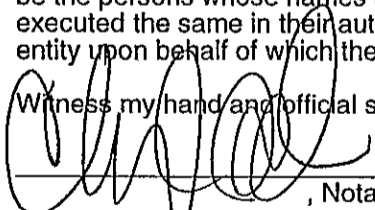
TMS Mortgage Inc., D.B.A. The Money Store, A New Jersey Corporation


 Robert L. Minnich, Vice President

State of California
 County of Sacramento

On November 3, 1998 before me, the undersigned notary public, personally appeared Robert L. Minnich, Vice President, of TMS Mortgage Inc., DBA The Money Store, who reside at 4837 Watt Avenue, North Highlands, CA 95660, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signature on the instrument, they, or the entity upon behalf of which they acted, executed the instrument.

Witness my hand and official seal.


 _____, Notary Public



Loan#: 0100906288

Borrower's Last Name: Russell

This instrument was prepared by: Noriko Oshima, (800)562-6937, 4837 Watt Ave, North Highlands, CA 95660