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ASSIGNMENT

FOR VALUE RECEIVED, the receipt and sufficiency of which is hereby acknowledged; OLD VICTORIA MORTGAGE CO. (formerly Victoria Mortgage Co.), a Texas corporation, ("Assignor"), 8023 Vantage Drive, San Antonio, Texas, hereby sells, transfers, assigns and conveys to VICTORIA MORTGAGE CORP., whose post office address is 3737 Perrin Central, San Antonio, Texas 78217, all right, title and interest of Old Victoria Mortgage Co., in and to that certain real estate mortgage (the "Mortgage") executed in favor of MARGARETTEN & COMPANY, INC., by JAMES R. RAMSEY, AND DEBRA RAMSEY, HIS WIFE, dated DECEMBER 21, 1988, and recorded as Document No. 015168, at Book No. _____, Page No. _____, in the Office of the Recorder of LAKE County, Indiana, and pertaining to the following described real estate located in said county and state, to-wit:

SEE ATTACHED EXHIBIT A

together with any and all promissory notes or other documents reflecting a repayment obligation secured by said Mortgage, and represents that there are now sums owing upon said Mortgage and any and all promissory notes or other documents evidencing indebtedness secured thereby, together with accrued interest, and that Assignor has not extended the time for performance of payments under or otherwise contained in said Mortgage or any promissory note or other document evidencing indebtedness secured thereby, and that Assignor, has not encumbered said Mortgage in any other way or manner by prior assignment or otherwise.

IN WITNESS WHEREOF, OLD VICTORIA MORTGAGE CO. (formerly Victoria Mortgage Co.) executes this Assignment of Mortgage dated June 14, 1992.

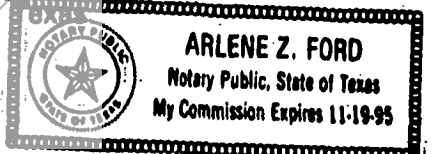
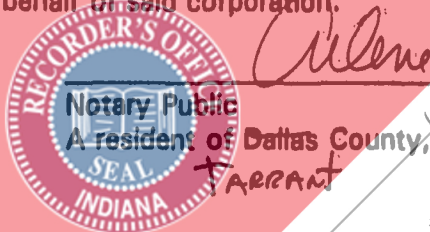
OLD VICTORIA MORTGAGE CO.

Document is NOT OFFICIAL!

By: [Signature]
Diane S. Owens, Vice President
This Document is the property of the Lake County Recorder!

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned notary public for the State of Texas, this 17th day of June, 1992, personally appeared Diane S. Owens, Vice President of OLD VICTORIA MORTGAGE CO. (formerly Victoria Mortgage Co.) and acknowledged the execution of the above and foregoing Assignment of Mortgage for and on behalf of said corporation.



This Instrument prepared by:

[Signature: Eldon L. Youngblood]

Eldon L. Youngblood; Esq.
YOUNGBLOOD, CLAYCOMBE & KING
500 N. Akard Street, Suite 1900
Dallas, Texas 75201

AFTER RECORDING RETURN TO:
YOUNGBLOOD, CLAYCOMBE & KING
500 N. Akard Street, Suite 1900
Dallas, Texas 75201
ATTN: ARLENE FORD

AUG 11 12 47 PM '92

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Exhibit " A "

Lots 53 and 54 and the North 1/2 of Lot 52 in Jolidon Addition to Griffith, as per plat thereof, recorded in Plat Book 2 page 9, in the Office of the Recorder of Lake County, Indiana, and part of vacated alleys described as follows: Beginning at the intersection of the North line of said Lot 54 and the West line of the vacated alley; thence East, along said North line extended East, to the center line of said alley; thence Southeasterly, along said center line, to a point on a line which is 8 feet East of and parallel to the Easternmost line of said Lots 52, 53 and 54; thence South; along said parallel line, to the South line of the North 1/2 of said Lot 52, extended East; thence North and Northwesterly along the Easterly line of said Lots 52, 53 and 54 to the place of beginning.

