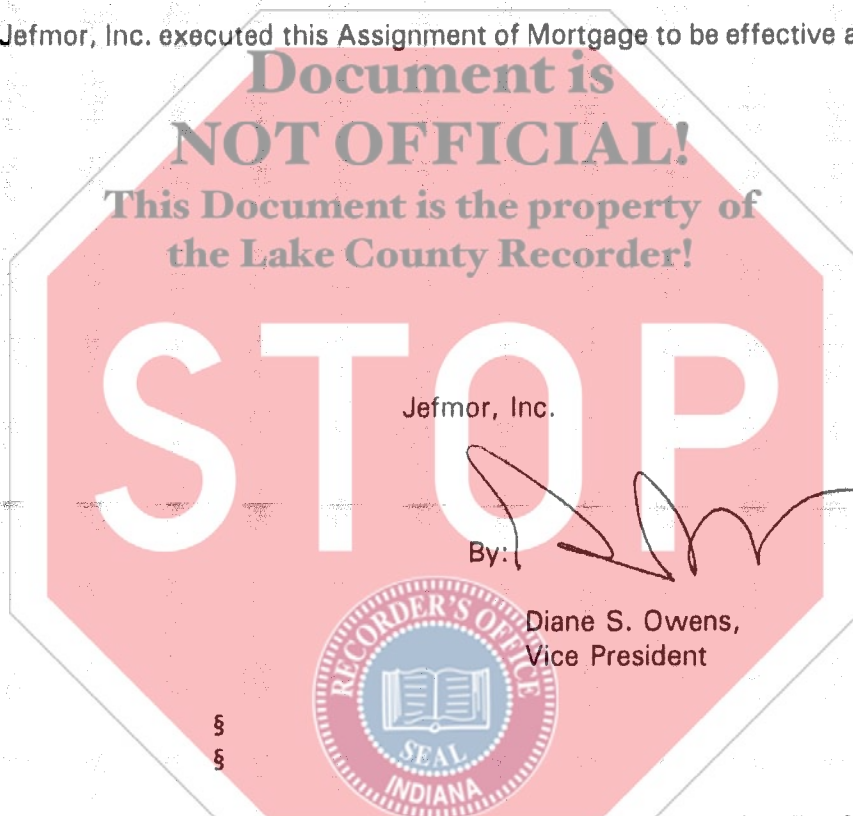


Assignment of Mortgage

For Value Received, the receipt and sufficiency of which is hereby acknowledged, Jefmor, Inc. (formerly Foster Mortgage Corporation, a Texas Corporation), a corporation organized under the laws of Texas ("Assignor"), whose post office address is 3500 Maple, Dallas, Texas 75219, hereby sells, transfers, assigns and conveys to Foster Mortgage Corporation, a corporation organized under the laws of Louisiana, having its principal office at 405 West Loop 820 South, Fort Worth, Texas 76108, all right, title and interest of Assignor in and to that certain real estate mortgage (the "Mortgage") executed in favor of WESTAMERICA MORTGAGE COMPANY, by KAREN JACKSON, dated JANUARY 25, 1989, and Recorded on JANUARY 26, 1989 as Document #020048 in Book n/a at Page n/a in the Office of the Recorder of LAKE County, Indiana, and pertaining to real estate located in said county and state and more fully described in such Mortgage.

Together with any and all promissory notes or other documents reflecting a repayment obligation secured by said Mortgage, without recourse, and Assignor 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, Jefmor, Inc. executed this Assignment of Mortgage to be effective as of November 1, 1990.



Jefmor, Inc.

By:

*[Signature]*  
Diane S. Owens,  
Vice President

94083573

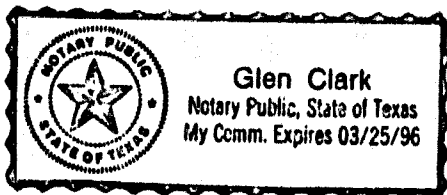
94 DEC 13 AM 9:00

SAMUEL ORLICH  
RECORDER

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORDING

State of Texas §  
County of Dallas §

Before me, the undersigned notary public for said County and State, this December 7, 1994, personally appeared Diane S. Owens, Vice President of Jefmor, Inc., and acknowledged the execution of the above and foregoing Assignment of Mortgage for and on behalf of said corporation.



*[Signature]*  
Notary Public

After Recording Mail to:  
YOUNGBLOOD & YOUNGBLOOD P.C.  
600 Plaza of the Americas  
600 N. Pearl Street  
Dallas, Texas 75201  
ATTN: Mike Nolley

This Instrument Prepared By:  
Eldon L. Youngblood  
YOUNGBLOOD & YOUNGBLOOD P.C.  
600 Plaza of the Americas  
600 N. Pearl Street  
Dallas, Texas 75201

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