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MORRIS W. CARTER
RECORDER

Recording requested by and
When recorded, return to:
RCG, INC.
505 San Marin DR., #110A
Novato CA 94945

3

ASSIGNMENT OF MORTGAGE

EMC Loan No : 1374834
Former FHA Case No : 1520452832(Y)

For Value Received, the undersigned holder of a Mortgage (herein "Assignor") whose address is 222 W. Las Colinas Blvd., #600, Irving, Texas, 75039, does hereby grant, sell, assign, transfer and convey unto State Street Bank and Trust Company, as Trustee for the benefit of Holders of Bear Stearns Mortgage Securities Inc., Mortgage Pass-Through Certificates Series 1996-6 (herein "Assignee"), whose address is 225 Franklin Street, Boston, Massachusetts, 02110 all beneficial interest under a certain Mortgage dated 6/20/77, made and executed by Borrower(s):

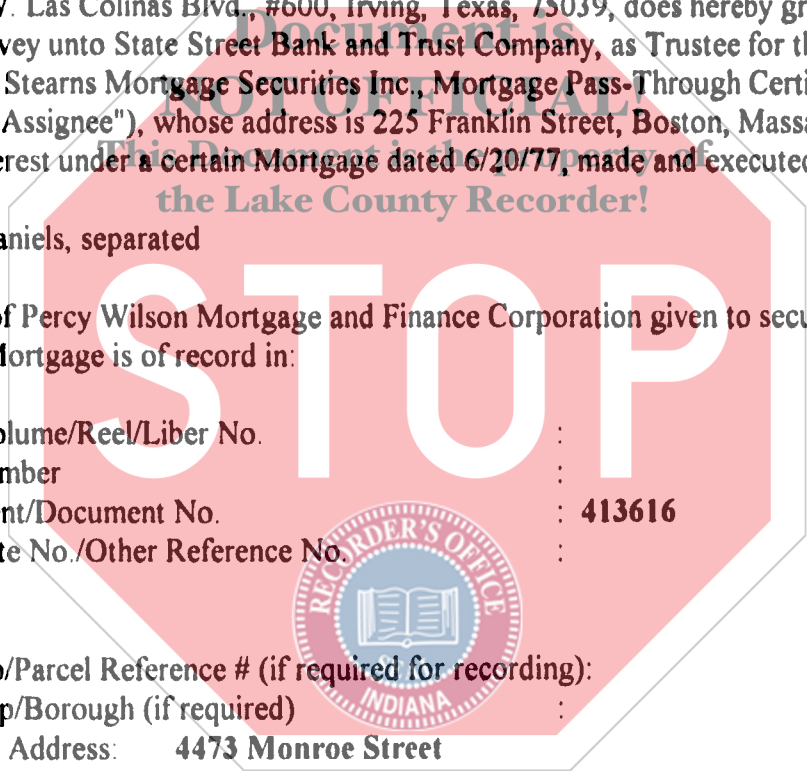
Jacqueline Y. Daniels, separated

to and in favor of Percy Wilson Mortgage and Finance Corporation given to secure payment of \$21100 which Mortgage is of record in:

Book/Volume/Reel/Liber No. :
Page Number :
Instrument/Document No. : 413616
Certificate No./Other Reference No. :

Tax/Map/Parcel Reference # (if required for recording):
Township/Borough (if required) :
Property Address: 4473 Monroe Street
Gary, IN

which was recorded on 6/22/77 in Lake County, IN, together with the note(s) and obligations therein described and the money due and to become due thereon with interest, and all rights accrued or to accrue under said Mortgage.



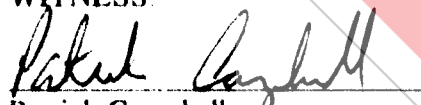
1400

ANY CHANGES IN THE PAYMENT OBLIGATIONS UNDER THE NOTE BY VIRTUE OF ANY FORBEARANCE OR ASSISTANCE AGREEMENT, PAYMENT PLAN OR MODIFICATION AGREEMENT AGREED TO BY HUD, WHETHER OR NOT IN WRITING, WILL BE BINDING UPON ASSIGNEE, ITS SUCCESSORS AND ASSIGNS. THIS PARAGRAPH SHALL BE INCLUDED IN ALL FUTURE ENDORSEMENTS OR ASSIGNMENTS OF THE MORTGAGE.

THE MORTGAGE MAY ONLY BE TRANSFERRED AND ASSIGNED TO A PERSON OR ENTITY THAT IS EITHER AN FHA-APPROVED SERVICING MORTGAGEE OR THAT HAS ENTERED INTO A CONTRACT FOR THE SERVICING OF THE MORTGAGE WITH AN FHA-APPROVED SERVICING MORTGAGEE. THE MORTGAGE SHALL BE SERVICED IN ACCORDANCE WITH THE ABRIDGED VERSION OF CHAPTERS 5, 6, 7, AND 9 AND APPROPRIATE APPENDICES OF HUD HANDBOOK 4330.2 REV-1, "MORTGAGE ASSIGNMENT AND PROCESSING SECRETARY-HELD SERVICING." THESE SALES AND SERVICING PROVISIONS SHALL CONTINUE TO APPLY UNLESS THE MORTGAGE IS MODIFIED, FOR CONSIDERATION, WITH THE CONSENT OF THE MORTGAGOR, REFINANCED, OR SATISFIED OF RECORD. THIS PARAGRAPH SHALL BE INCLUDED IN ALL FUTURE ENDORSEMENTS OR ASSIGNMENTS OF THE MORTGAGE.

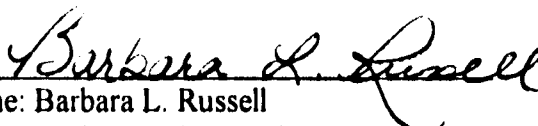
IN WITNESS WHEREOF, the undersigned Assignor has executed this Assignment of Mortgage on 10/08/96.

WITNESS:


Patrick Campbell



EMC MORTGAGE CORPORATION, A
DELAWARE CORPORATION

By: 
Name: Barbara L. Russell
Title: Assistant Vice President

State of Texas
County of Dallas

On 10/08/96 before me, the undersigned Notary Public in and for said State, personally appeared Barbara L. Russell, known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person or the entity on behalf of which the person acted, executed the instrument.

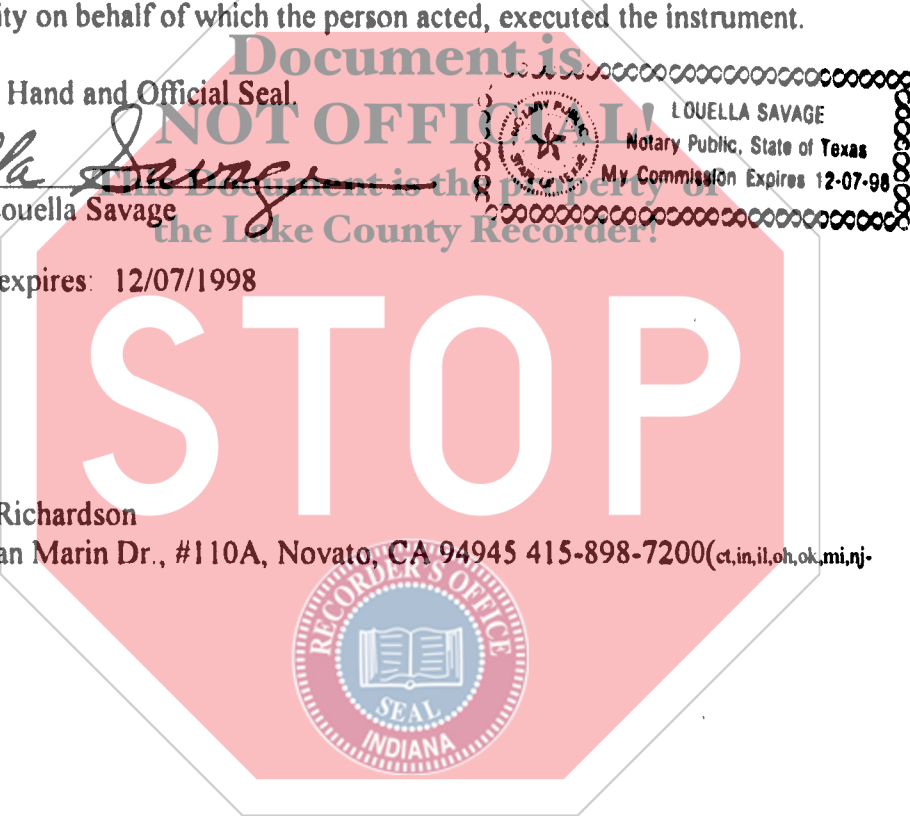
Witness My Hand and Official Seal.

Louella Savage
Notary Public: Louella Savage



LOUELLA SAVAGE
Notary Public, State of Texas
My Commission Expires 12-07-98

My Commission expires: 12/07/1998



Prepared by: S. Richardson
RCG, Inc. 505 San Marin Dr., #110A, Novato, CA 94945 415-898-7200(ct, in, il, oh, ok, mi, nj-
N/N/N/N-Y/B04)