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CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT
THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

KNOW THAT DELTA FUNDING CORPORATION, a domestic Corporation duly authorized to do business in State of New York, having its principal office at 1000 Woodbury Road, Woodbury, N.Y 11797

, assignor,

in consideration of TEN DOLLARS (\$10.00) and other valuable considerations dollars,

paid by Bankers Trust Company of California, NA as Trustee under the Pooling and Servicing Agreement, dated as of April 30, 1996, Delta Funding Home Equity Loan Trust 1996-1

C/O DELTA FUNDING CORPORATION, SERVICING AGENT
1000 Woodbury Road, Woodbury, N.Y 11797

, assignee,

hereby assigns unto the assignee, 100% undivided interest of a Mortgage dated the 12th day of April, 1996, made by KENNETH L. POST AND MARY JO POST, HUSBAND AND WIFE

to CONSUMER SECURITY MORTGAGE, INC.

in the principal sum of \$ 37,000.00 and recorded on the 17th day of April, 1996, in the office of the Clerk of the County of Lake in ~~Liber~~ of Section of Documents
Mortgages Page 96024900 covering premises commonly known as

5 West Tyler Avenue
Hobart, Indiana 46342

TAX ID # 19-21-0060-0015
SECTION: BLOCK: LOT:

AS SHOWN ON THE LAND AND TAX MAPS OF THE COUNTY OF Lake

THIS MORTGAGE WILL CONTINUE TO BE SERVICED BY DELTA FUNDING CORPORATION

"THIS ASSIGNMENT IS NOT SUBJECT TO THE REQUIREMENTS OF SECTION 275 OF THE REAL PROPERTY LAW BECAUSE IT IS AN ASSIGNMENT WITHIN THE SECONDARY MORTGAGE MARKET."

TOGETHER with the bond or note or obligation described in said mortgage, and the moneys due and to grow due thereon with the interest; TO HAVE AND TO HOLD the same unto the assignee and to the successors, legal representative and assigns of the assignee forever.
The word "assignor: or "assignee" shall be construed as if it read "assignors" or "assignees" whenever the sense of this instrument so requires.

IN WITNESS WHEREOF, the assignor has duly executed this assignment the 30th day of April, 1996

IN PRESENCE OF:

DELTA FUNDING CORPORATION

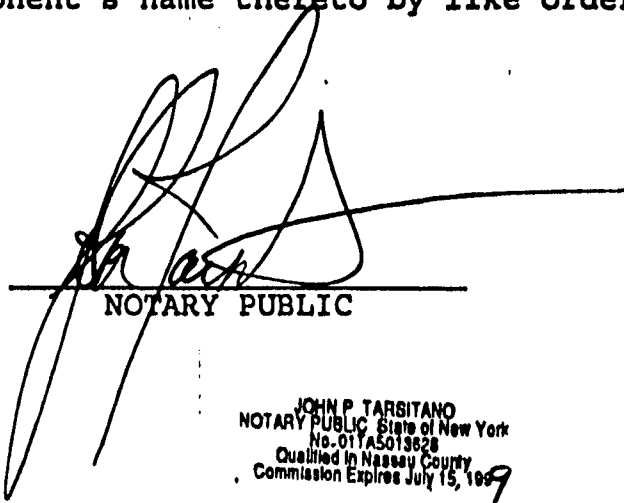
Carol Hollmann
Carol Hollmann
Vice President

97071105

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
MORRIS COUNTY CLERK
97 OCT 29 PM 2:18

1300
0018366
DM

On the _____ day of _____ 19 96 , before me personally came Carol Hollmann to me known, who, being by me duly sworn, did depose and say that deponent resides at 1000 Woodbury Road, Woodbury, N.Y. 11797 deponent is Vice President of Delta Funding Corporation the corporation described in and which executed, the foregoing instrument; deponent knows the seal said corporation that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation; deponent signed deponent's name thereto by like order.



NOTARY PUBLIC

JOHN P. TARSITANO
NOTARY PUBLIC State of New York
No. 01YA5013628
Qualified in Nassau County
Commission Expires July 15, 1999

LOAN# IN-0156

ASSIGNMENT OF MORTGAGE
WITHOUT COVENANT

TITLE NO. IN5350

TAX ID# 19-21-0060-0015
DISTRICT:
SECTION:
BLOCK:
LOT:
COUNTY: Lake

DELTA FUNDING CORPORATION
TO

*Lecuw Plopper & Beeman
Professional Corp
First Indiana Plaza, 5th 2000
135 N Pennsylvania
Indianapolis, IN 46204-2456*

RECORD AND RETURN TO:

WILLIAM J. HORAN, ESQ
1000 WOODBURY ROAD
WOODBURY, NY 11797