

2000 022856

STATE OF INDIANA
PUBLIC RECORDS

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Borrower: Atlanta Franchise Development
Store No: AF0000032001

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ASSIGNMENT OF MORTGAGE

This Document is the property of the Lake County Recorder!

STOP

FOR VALUE RECEIVED, FRANCHISE MORTGAGE ACCEPTANCE COMPANY LLC ("FMAC") having an office at Five Greenwich Office Park, Greenwich, CT 06831 does hereby irrevocably contribute, transfer, grant, bargain, sell, convey and assign to FMAC LOAN RECEIVABLES TRUST 1997-B ("FLRT 1997-B") having an office c/o Wilmington Trust Company, Rodney Square North, 1100 N. Market Street, Wilmington, Delaware, 19890, Attention: Corporate Trust Department, its successors and assigns, absolutely and not as collateral security, without recourse or warranty, express or implied, all of its right, title and interest in and to those certain instruments described in Exhibit "A" hereto, together with the debt secured thereby, and all its right, title and interest in and to the property therein described (collectively, the "Assigned Instruments, Debt and Rights"), and further,

FOR VALUE RECEIVED, FLRT 1997-B, does hereby irrevocably pledge, transfer, grant, bargain, sell, convey and assign to U.S. BANK NATIONAL ASSOCIATION ("USBNA") in its capacity as indenture trustee pursuant to that certain indenture of trust dated September 1, 1997 between FLRT 1997-B and USBNA, as the

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same may be supplemented and amended from time to time ("the Indenture"), having an office at 180 East Fifth Street, St. Paul, MN 55101, Attention: Structured Finance, its successors and assigns, without recourse or warranty, express or implied, as collateral security, all of its right, title and interest in and to the Assigned Instruments, Debt and Rights.

IN WITNESS WHEREOF, this assignment has been duly executed as of September 1st, 1997 to be effective as of September 29th, 1997.

UPON SATISFACTION of the conditions described in the Indenture, FLRT 1997-B shall be entitled to a termination of this assignment and a reassignment of the collateral hereby assigned.

(Seal)

Attest: Patti Abdelnour

Witness: Victoria Kelleher

FRANCHISE MORTGAGE
ACCEPTANCE COMPANY LLC

By: [Signature]
Name: Elain G. Abraham
Title: Vice President

FMAC LOAN RECEIVABLES TRUST
1997-B by Wilmington Trust Company, not
in its individual capacity but solely in its
capacity as Issuer Trustee for FMAC
LOAN RECEIVABLES TRUST 1997-B.

Attest: [Signature]

Witness: [Signature]
VINCENT CORRIGAN

By: [Signature]
Name: JAMES P. LAWLER
Title: Vice President

This document prepared by:
FMAC
Five Greenwich Office Park
Greenwich, CT 06831

Borrower: Atlanta Franchise Development
Store No.: AF0000032001

EXHIBIT A

1. That certain MORTGAGE dated 03/24/97 in the amount of \$348,000 executed by Atlanta Franchise Development (hereinafter referred to as "Mortgagor") to Franchise Mortgage Acceptance Company LLC (hereinafter referred to as "Mortgagee"), filed for record in the Office of the Recorder, Lake County, In as Instrument No. 97020973 in Book N/A, Page NA on April 9, 1997.
2. That certain Pledge and Security Agreement dated 03/24/97 executed by Mortgagor, as Debtor, and Mortgagee, as Secured Party.
3. All other instruments and documents evidencing, securing, or otherwise related to the Secured Promissory Mortgage Note made by Mortgagor to Mortgagee dated 03/24/97 in the original amount of \$348,000.

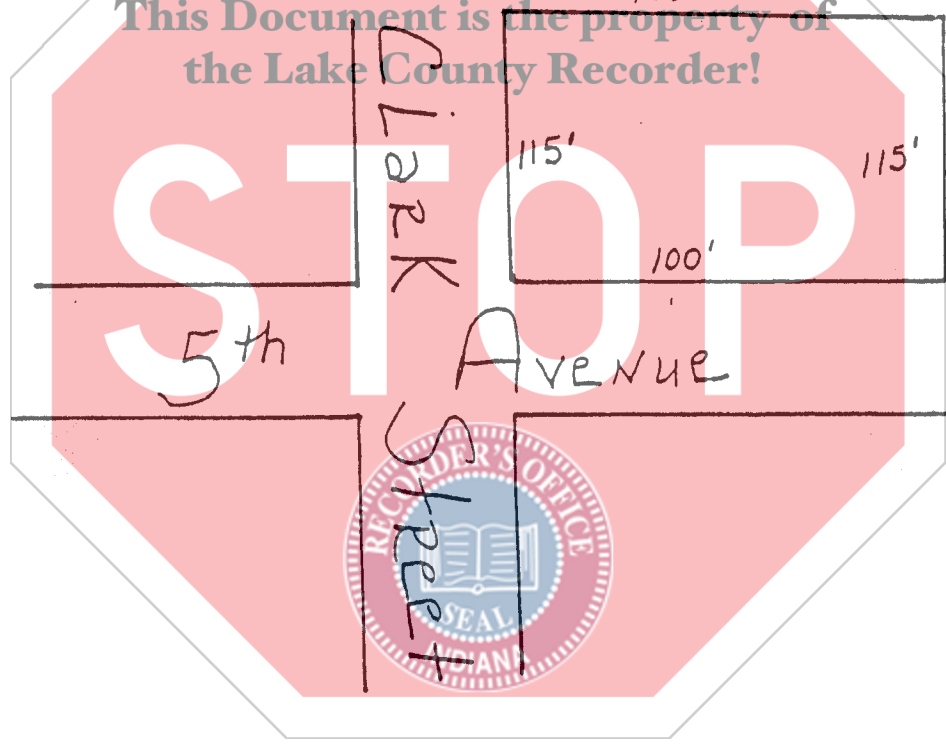


S# 320
4390 N. 5th Ave, Gary, IN
Chic. ADI

Beginning at a point in the Southwest (SW) Section, Township 36, Range 8, being at a point West-2 North of 5th Avenue, Gary, Lake County Indiana, 100 feet x 115 feet, approximately 0.29 acres.

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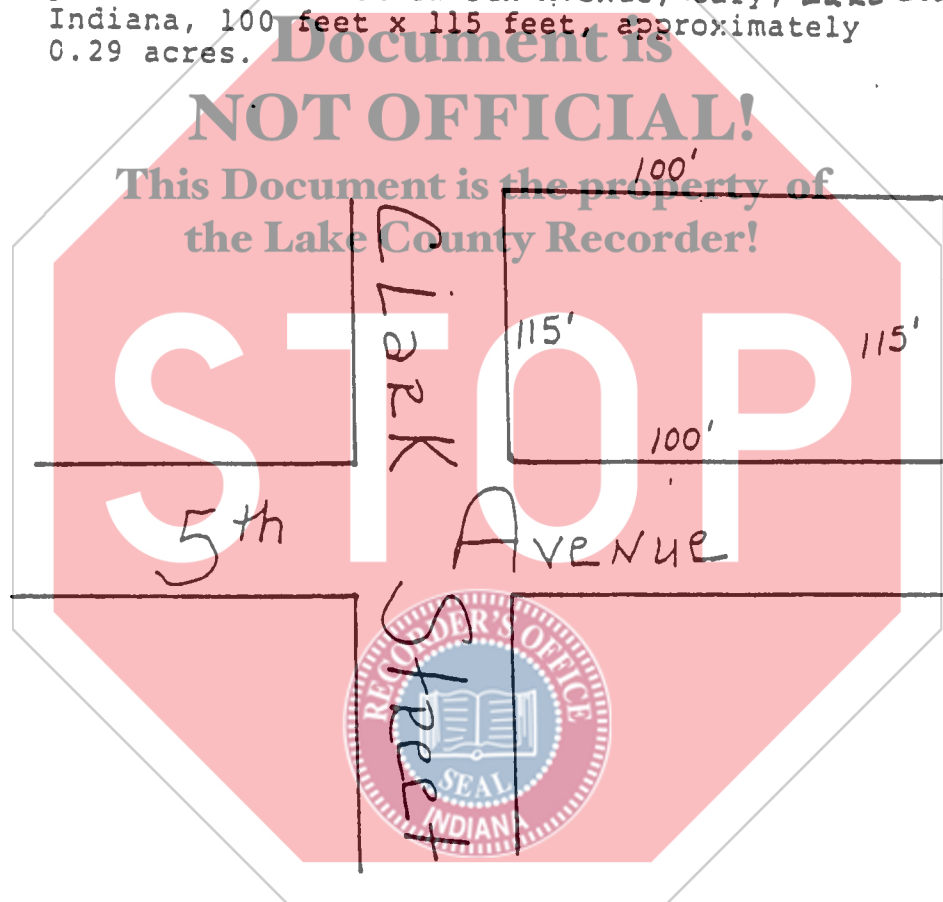
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S# 320

4390 W. 5th Ave., Gary, IN
Chic. AT-I

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ACKNOWLEDGMENT

STATE OF CONNECTICUT]
]
COUNTY OF FAIRFIELD] SS:

I hereby certify that on this 1st day of September, 1997, before me, a Notary Public in aforesaid County, personally appeared Elain G. Abraham personally known to me, who being by me duly sworn did say that she is the Vice President of FRANCHISE MORTGAGE ACCEPTANCE COMPANY LLC which executed the above instrument, and that the seal affixed to said instrument was signed and sealed on behalf of said entity and acknowledged said instrument to be her free act and deed of said entity.

(SEAL)



Helena Aldrich-Luber
Notary Public

My Commission expires: 6/30/2002

STATE OF NEW YORK]
]
COUNTY OF NEW YORK] SS:

I hereby certify that on this 24th day of September 1997, before me, a Notary Public in aforesaid County, personally appeared James P. Lawler personally known to me, who being by me duly sworn did say that he is Vice President of Wilmington Trust Company, the trustee of FMAC LOAN RECEIVABLES TRUST 1997-B which executed the above instrument, and that the seal affixed to said instrument was signed and sealed on behalf of Wilmington Trust Company, the trustee of FMAC LOAN RECEIVABLES TRUST 1997-B and acknowledged said instrument to be his free act and deed of said entity.

(SEAL)

Kirk Pruitt
Notary Public

My Commission expires: KIRK PRUITT
NOTARY PUBLIC, State of New York
No. 01P85060452
Qualified in New York County
Commission Expires May 20, 1998