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Prepared by:

The Money Store Investment Corporation  
ATTN: Cynthia Pogge  
P.O. Box 15143  
Sacramento, CA 95851-0143  
Current TMSIC# 375-001-00001040-9  
Property Identifier: A

Inst # 1996-31380

09/23/1996-31380  
12:42 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 NCB 11.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## TRANSFER OF MORTGAGE AND PROMISSORY NOTE

State of Alabama  
SHELBY County

FOR VALUE RECEIVED, The Money Store Investment Corporation, as Agent and Servicer pursuant to the Pooling and Servicing Agreement hereinafter referenced, hereafter assignor, does hereby sell, transfer, assign, set over and convey, without recourse, unto Marine Midland Bank, as Trustee under the Pooling and Servicing Agreement dated as of February 29, 1996, subject to the Multi-Party Agreement dated as of February 29, 1996, its successors and assigns, hereafter assignee, all its right, title and interest in that certain mortgage executed by OXY TIRE, INC., AN ALABAMA CORPORATION to assignor in the original principal sum of \$250,000.00 dated December 9, 1994 and filed for record on December 9, 1994 in the office of the Judge of Probate of SHELBY County, Alabama, as Instrument No. 1994-36244, in Book N/A, on Page N/A together with the debt thereby secured and the note described therein.

The Money Store Investment Corporation

By:

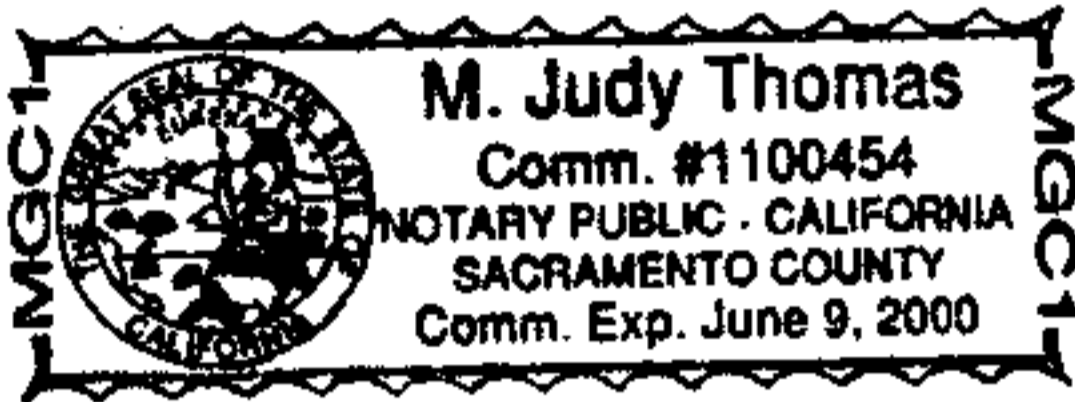
  
Nancy C. Santucci, Assistant Vice President

STATE OF CALIFORNIA  
COUNTY OF SACRAMENTO } ss.:

On 8/21/96 before me, M. Judy Thomas, a notary public,

personally appeared Nancy C. Santucci, Assistant Vice President

personally known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

M. Judy Thomas  
Notary Public

Notarial Seal

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