

763. - In case of enforcement or removal of a mortgage, if the value of the mortgaged property has been increased by the transferee, he is entitled to reimbursement of his expenses therefor, out of the proceeds of the sale ~~up to~~ not exceeding the amount of ~~the~~ such increase ~~of value~~ existing at the time of the auction.

765. - The mortgagee ~~may~~ may enforce the mortgage even after the obligation has been extinguished by prescription, but ~~the~~ arrears of interest on the mortgage cannot be enforced for more than five years.