

743. - The transferee is liable to ~~an~~ ~~action for~~ damages if the property has been made less valuable by his act or negligence, and loss has thereby been suffered by the creditors having mortgages or preferential rights over the same. The transferee cannot, however, claim any sum spent by him, or ~~of~~ reimbursement of his expenses for improvements, except so far as he has increased the value of the property, and only up to the amount of the increase of value at the time of auction.

744. - A mortgage is extinguished:

~~(A)~~ ~~by the total loss of appropriation of the mortgaged property.~~

~~(A)~~ (1) By the extinction of the obligation secured, otherwise than by prescription.

~~(A)~~ (2) By the release of the mortgage granted in writing to the mortgagor.

~~(A)~~ (3) By the discharge of the mortgagor being discharged.

~~(A)~~ (4) By the removal of the mortgage being removed.

~~(A)~~ (5) By the auction sale of the mortgaged property by order of the Court as a result of enforcement or removal of mortgage.

~~(A)~~ (6) By the foreclosure of the mortgage.